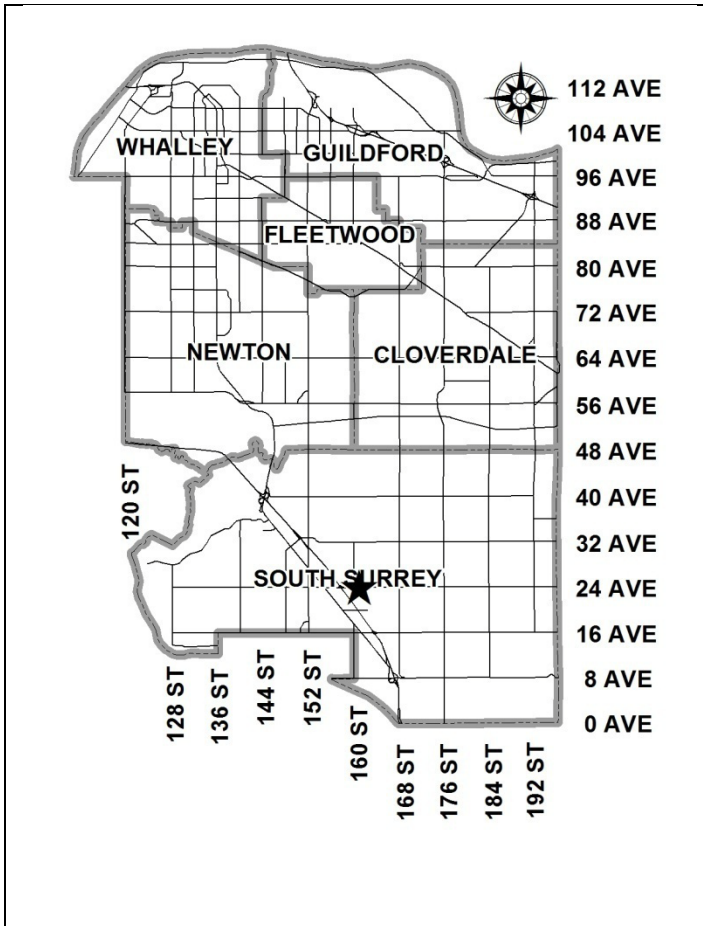


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0320-00

Planning Report Date: July 11, 2011

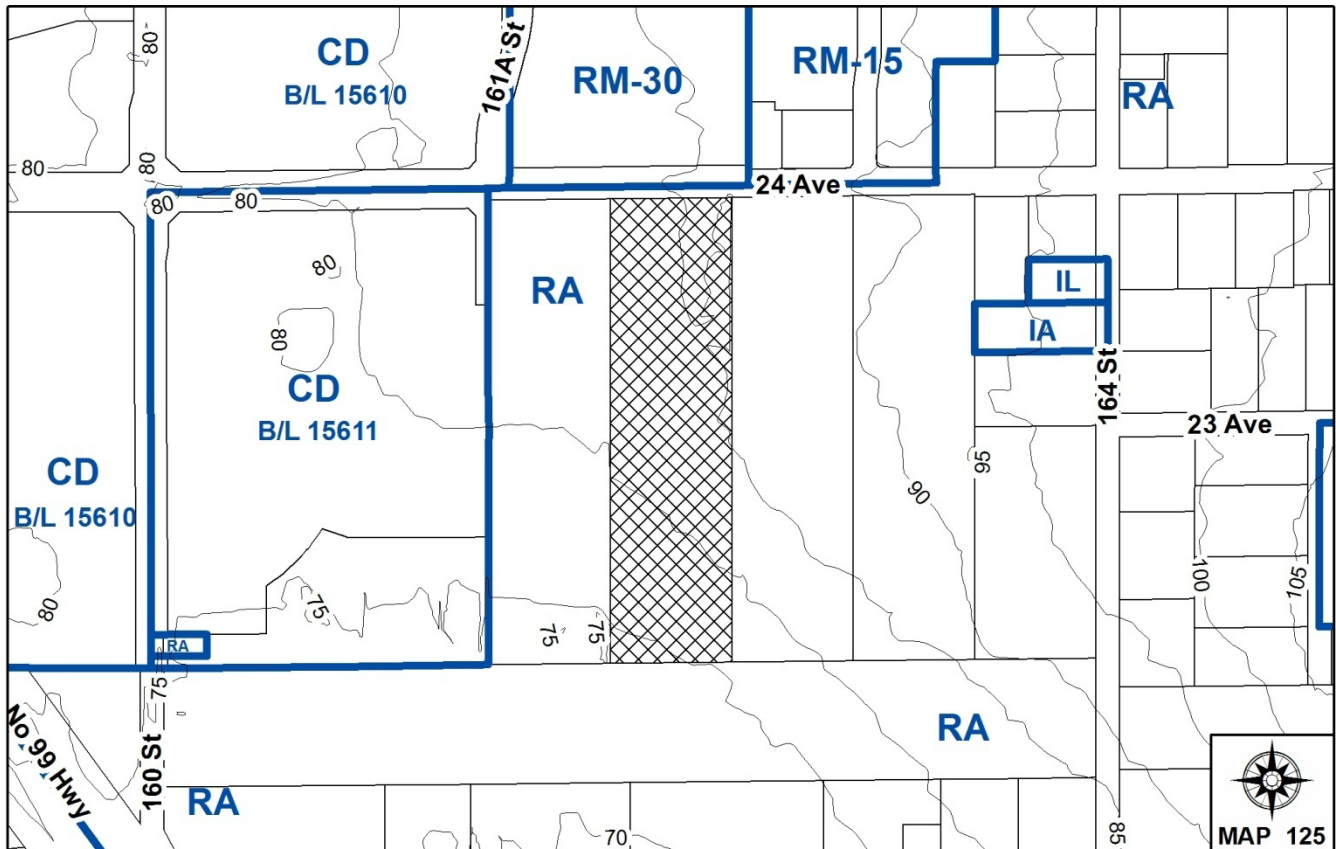


**PROPOSAL:**

- **OCF amendment** from Suburban to Multiple Residential
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 227 townhouses and related amenities.

**LOCATION:** 16226 - 24 Avenue  
**OWNER:** Breeze Adera Projects Ltd., Inc. No. 896394  
**ZONING:** RA  
**OCF DESIGNATION:** Suburban  
**NCP DESIGNATION:** Multiple Residential 15-25upa and Multiple Residential 30-45upa



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning;
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None.

### RATIONALE OF RECOMMENDATION

- Complies with the NCP Designation.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from One Acre Residential Zone (RA) (By-law No. 12,000) to Comprehensive Development Zone (CD) (By-law No. 12,000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 681 square metres (7,330 square feet) to 279 square metres (3,000 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0320-00 generally in accordance with the attached drawings (Appendix II)
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant requiring construction of a 279 square metre (3000 sq. ft.) indoor amenity building in the first phase of the southern parcel, and securing access for the residents of the northern portion of the development.
  - (h) the applicant adequately address the impact of reduced indoor amenity space; and

- (i) provision of cash-in-lieu for the construction of three pedestrian connections to the future park to the east.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

36 Elementary students at Pacific Heights Elementary School  
 18 Secondary students at Earl Marriot Secondary School

The applicant has advised that the first phase dwelling units in this project are expected to be constructed and ready for occupancy by summer 2012.

(Appendix IV)

Parks, Recreation & Culture: Parks has no objections with the proposed development, subject to the resolution of connection and interface details with the future park site to the east.

**SITE CHARACTERISTICS**

Existing Land Use:

A single family residence and associated out buildings, on a 4.0 ha (10.0 acre) RA zoned lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24 Avenue ):	Townhouses	Multiple Residential / Medium High Residential 20-30 upa	RM-30
East:	Acreage with a single family home and out buildings	Suburban / Multiple Residential 15-25upa, Multiple Residential 30-45upa, and Park	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	An 8 ha (20 acre) parcel with a single family home and out buildings	Suburban / Multiple Residential 30-45upa	RA
West:	Acreage with a single family home, a commercial nursery and related out buildings.	Suburban / Multiple Residential 30-45upa	RA

## DEVELOPMENT CONSIDERATIONS

### Subject Proposal

- The 4.0 ha (10 acre) site is currently zoned "One-Acre Residential Zone (RA)". The applicant has applied to rezone to a "Comprehensive Development Zone" (CD) to accommodate a proposed 227-unit townhouse development. A Development Permit is also required to allow the development.
- This site is currently designated "Multiple Residential 15-25 upa" and "Multiple Residential 30-45upa." The project is making use of the density blending mechanism of the Sunnyside Heights NCP and proposes a unit density of 31 upa (77 uph)

### Background and Site Context

- The subject site is located between 161A Street and 163 Street, south of 24 Avenue. This project is the first development application to be received in the area since the adoption of the Phase 2 Sunnyside Heights NCP in 2010.

### PROPOSED CD BY-LAW

- The proposed CD By-law (Appendix VI) is similar to the RM-30 Zone, except with an overall unit density of 31 upa, maximum FAR of 0.92, and reduced setbacks. While the overall density is as described, the CD-Bylaw provides specific requirements for each of the three parcels to be created which vary slightly from the overall density.
- An FAR of 0.90 is permitted in the RM-30 Zone. The applicant is proposing an actual overall FAR of 0.92, which is slightly above this standard. The increase in FAR is attributable to the increased density achieved on the site under blended density permitted in the Sunnyside Heights NCP.
- Permitted RM-30 site coverage is 45%, the applicant is proposing overall site coverage of only 43% with the reduction included in the proposed CD Bylaw.
- The proposed minimum setbacks have been reduced from the 7.5 metre (25 ft) setback of the RM-30 zone. The reduced setbacks are supportable as they:
  - (1) assist in lessening the burden of road dedications prescribed in the NCP;

- (2) create pedestrian friendly streetscapes in accordance with CPTED and New Urbanist Principles; and
- (3) do not compromise the privacy or development potential of adjacent properties.

The proposed setbacks are as follows:

- 162 Street

The required setback has been reduced to 3.0 metres (10 feet) from the building face. This minimum is only proposed at three (3) end units (buildings oriented east-west) and has been increased to 3.5 metres (11.5 ft) for street fronting units (buildings oriented north-south). The larger setbacks are regulated in the Development Permit.

- 23A Avenue

The required setback has been reduced to 3.5 metres (11.5 feet) from the building face.

- 23 Avenue

The required setback has been reduced to 4.5 metres (15 feet) from the building face.

- 22 Avenue

The required setback has been reduced to 4.5 metres (15 feet) from the building face.

- East lot line

The required setback has been reduced to a minimum 3.0 metres (10 feet) from the building face for four (4) end units (buildings oriented east-west) and has been increased to 5.5 metres (18 ft) for rear yard areas (buildings oriented north-south). The larger rear yard setbacks are regulated in the Development Permit. The two different setbacks for the two different building orientations is appropriate to address interface conditions with the property to the east, designated for a future park in the south and townhouses /apartments in the north.

- There is no reduction from the 7.5 metre (25 ft) setback requirement along the north boundary of the site to maintain adequate distance from 24 Avenue, which is to become a major arterial for the area.

- The proposed CD Zone is compared to the RM-30 Zone in the table below:

	<b>RM-30 Zone</b>	<b>Proposed CD Zone (Based on RM-15)</b>
Density (unit density and FAR)	30 units per acre 0.90 FAR	31 units per acre (max) 0.92 FAR (max)
Lot Coverage	45%	43% (max)
Setbacks	7.5 m (25 ft)	162 Street 3.0 m (10 ft) 22 Avenue 4.5 m (15 ft) 23 Avenue 4.5 m (15 ft) 24 Avenue 7.5 m (25 ft) East lot line 3.0 m (10 ft)
Principal Building Height	13 metres (42 ft)	12 metres (39 ft)

### PRE-NOTIFICATION /CONSULTATION

- Development sign outlining the proposed project was installed on June 20<sup>th</sup>, 2011
- Due to the recent Canada post strike, staff were unable to send out pre-notification letters; instead, information about the project was made available on the City's website.
- Staff received no calls from the public and no written correspondence from area residents.

### DESIGN PROPOSAL AND REVIEW

#### Context

- The surrounding neighbourhood is largely suburban in nature, except to the north which has been developed under the Morgan heights NCP with a mix of townhouses in different densities and single family RF-12 lots. The Grandview corners retail district is a few blocks to the north and west.

#### Access & Pedestrian Circulation

- The site will consist of three parcels each bounded on 3 sides by public roads. The east-west roads are 24 Avenue to the north, 23 A Avenue and 23 Avenue crossing the site and 22 Avenue. 162 Street runs along the western edge of the development. All of the roads will have full sidewalks and 24 Avenue will have an enhanced sidewalk in the form of a 4.0 metre wide multi-use pathway.
- An internal grid pattern of driveways provide vehicle circulation through the site. Pedestrian circulation is achieved through a series of separated pathways, the most dominant of which is a strong central mews running north-south through the length of the site. There is an additional pedestrian mews adjacent to buildings 6, 7, 18 and 19 along the eastern edge of the site.

- The individual units will either have direct pedestrian access to the fronting streets, or will be accessed from communal green spaces in the form central mews that run between paired blocks of units or the proposed pathway along the eastern edge of the site.

### Form & Character

- The proposed 227 unit townhouse project consists, 130, 3-bedroom and 97, 4-bedroom units in 19 buildings, with an average floor area of 121 square metres (1299 sq.ft.) per dwelling unit.
- Of the 227 units, 72 have double, side by side, garages and the remainder have a tandem parking arrangement. In addition, 45 visitor stalls have been provided, bringing the total parking count to 499 stalls.
- The siting and orientation of the buildings results in a strong streetscape on all sides with front doors close to, and directly accessing, the streets.
- The perceived building massing has been reduced by following the natural grades of the site through a stepped building form, including a variation between pitched and flat roofs and including complementary vertical façade elements that reduce the horizontality of the design.
- The overall design of the project follows a modern, west coast, theme typified by clean geometric lines, with strong horizontal and vertical elements, broad overhangs and thoughtful integration of natural materials and native landscaping.
- Particular attention has been paid to the street facing elevations with extensive cedar siding, cedar soffits and painted composite board and panel elements. Internally the siding is mostly vinyl with wooden trim and accents. Two complementary colour schemes (one grey, one brown) are proposed to be alternated though out the site.

### Indoor Amenity:

- The applicant has proposed to construct a 279 square metres (3,000 square foot) amenity building on the south side of 23 Avenue. This building is smaller than the 681 square metres (7,330 square feet) of indoor amenity required in the zoning bylaw; as such the applicant will be required to provide cash-in-lieu for the shortfall, in accordance with City policy.
- The amenity building includes a variety of program elements over two levels, including fitness and meeting rooms, saunas, a golf simulator, a kitchen and a large entertainment room.
- As the project is to be phased, with the first phases being constructed on the northern most parcel, it is necessary to secure the construction of the amenity building to allow the first phases to proceed. The applicant has offered to register a Section 219 Restrictive Covenant on the south parcel requiring construction of this building in the first phase of development on this parcel. The covenant will also be drafted to secure access to the amenity to all phases of the development. In addition, a financial security will be taken which will be released once the amenity building is complete.



### Tree Retention, Landscaping & Sustainability Principles

- The applicant retained ACL Arbortech Consulting Ltd. to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 140 trees on site 93 of which are alder and cottonwood species generally accepted to be incompatible with development. None of the 140 trees are to be retained. A finalized tree management plan must be submitted prior to final adoption.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
English walnut	1	0	1
Cottonwood/alder	93	0	93
Western red cedar	38	0	38
Paper birch	3	0	3
Dogwood	3	0	3
Maple	1	0	1
Linden	1	0	1
<b>TOTAL</b>	<b>140</b>	<b>0</b>	<b>140</b>

- To compensate for the tree removal, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (122 replacement trees) and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- The outdoor amenity areas include a long central pedestrian mews running north-south through the site and an outdoor area located adjacent to the indoor amenity building south of 23 Avenue. The central mews includes a pathway, seating and trees to provide a pleasant off-street pedestrian experience. The second amenity area acts as a destination area with playground equipment, seating and lawn areas, as well as a patio area and fire pit that integrates with the programming in the indoor amenity building. The proposed outdoor amenity space of 2,402 square metres (25,851 sq.ft.) significantly exceeds the minimum 681 square metres (7,330 sq.ft.) outdoor amenity space requirement for this site under the Zoning By-law.

### ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping were reviewed by staff and found acceptable.

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Re-designation Map
Appendix VII.	Proposed CD By-law

## INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Trow Associates Inc. Dated May 4, 2010
- Complete Set of Architectural and Landscape Plans prepared by Integra Architecture Inc. and Jonathan Lossee Ltd, respectively, dated June 17, 2011

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MN/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Bob Heaslip, Adera Development Corporation  
                    Address:            Suite 2200 1055 Dunsmuir St  
                                                 Vancouver BC V7X 1K8  
  
                    Tel:                 604-637-4318 - Work  
                                                 604-637-4318 - Cellular
  
2.        Properties involved in the Application
  - (a)      Civic Address:            16226 - 24 Avenue
  
  - (b)      Civic Address:            16226 - 24 Avenue  
            Owner:                 Breeze Adera Projects Ltd., Inc. No. 896394  
            PID:                      000-648-540  
            Lot 4 Section 13 Township 1 New Westminster District Plan 5524
  
3.        Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (c)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD/ RA

Required Development Data	Minimum Required / Maximum Allowed (RM-30)	Proposed
LOT AREA* (in square metres)		
Gross Total		4.0 ha (9.9 ac)
Road Widening area		1.07 ha (2.65 ac)
Undevelopable area		
Net Total		2.97 ha (7.25 ac)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	43%
SETBACKS ( in metres)		
162 Street	7.5 m (25 ft)	3.0 m (10 ft)
22 Avenue	7.5 m (25 ft)	4.5 m (15 ft)
23 Avenue	7.5 m (25 ft)	4.5 m (15 ft)
24 Avenue	7.5 m (25 ft)	7.5 m (25 ft)
East lot line	7.5 m (25 ft)	3.0 m (10 ft)
BUILDING HEIGHT (in metres/storeys)		
Principal	3	3
Accessory		2
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	220	227
Total	220	227
FLOOR AREA: Residential	26,757 sq. m. (288,021 sq. ft.)	27,393 sq. m. (294,860 sq. ft.)
FLOOR AREA: Commercial		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	26,757 sq. m. (288,021 sq. ft.)	27,393 sq. m. (294,860 sq. ft.)

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		57 uph / 23 upa
# of units/ha /# units/acre (net)	74 uph / 30 upa	77 uph / 31 upa
FAR (gross)		
FAR (net)	0.9	0.92
AMENITY SPACE (area in square metres)		
Indoor	681 square metres (7,330 sq. ft.)	279 square metres (3,000 sq. ft.)
Outdoor	681 square metres (7,330 sq. ft.)	2,402 square metres (25,851 sq.ft.)
PARKING (number of stalls)		
Commercial		
Industrial		
Residential 3-Bed	260	260
4-Bed	194	194
Residential Visitors	45	45
Institutional		
Total Number of Parking Spaces	499	499
Number of disabled stalls		
Number of small cars	25%	0%
Tandem Parking Spaces: Number / % of Total Number of Units		310 / 68%
Size of Tandem Parking Spaces width/length	3.2 m /6.1 m (10.5 ft / 20ft)	3.2 m /6.1 m (10.5 ft / 20ft)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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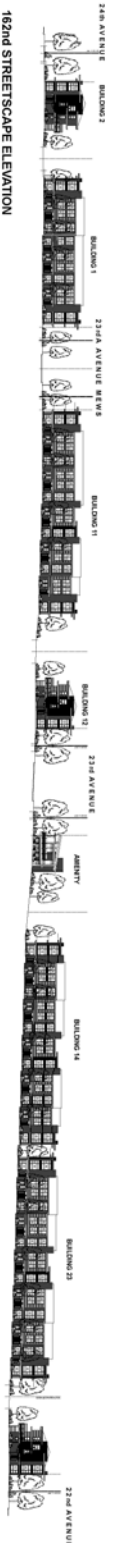
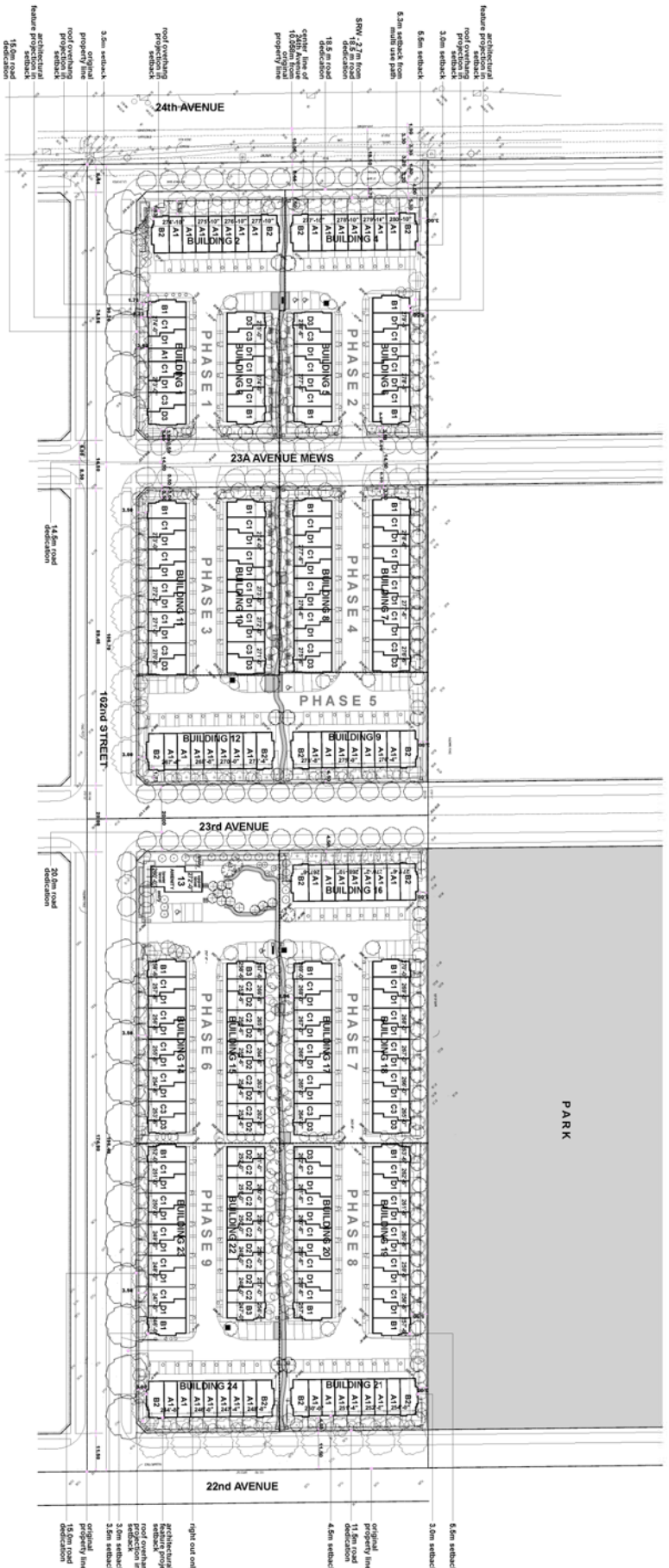




INTERRA ARCHITECTURE INC.  
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ADERA  
 LIVE WEST COAST  
 16225 24th Avenue  
 Surrey, BC V4A 1A5  
 T 604.581.1111  
 www.adera.com



162nd STREETSCAPE ELEVATION

**SITE PLAN**

10248  
 T-59-01  
 June 17/2011

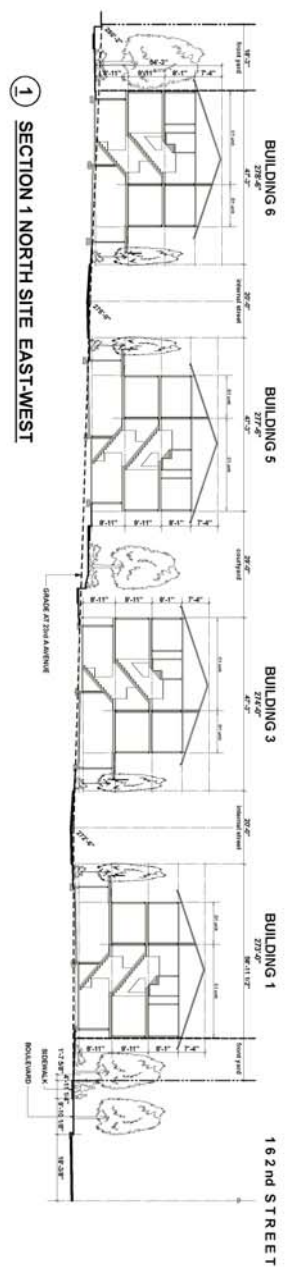
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**BREEZE**

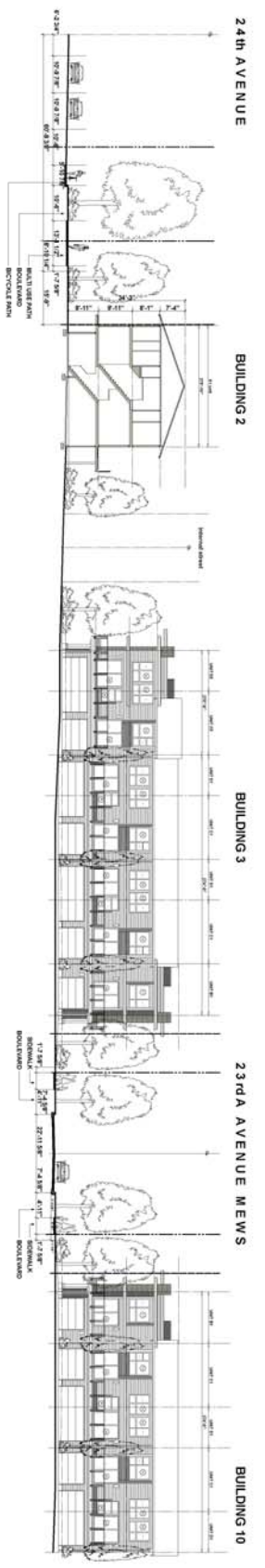
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 Surrey, BC Canada

**ADERA**

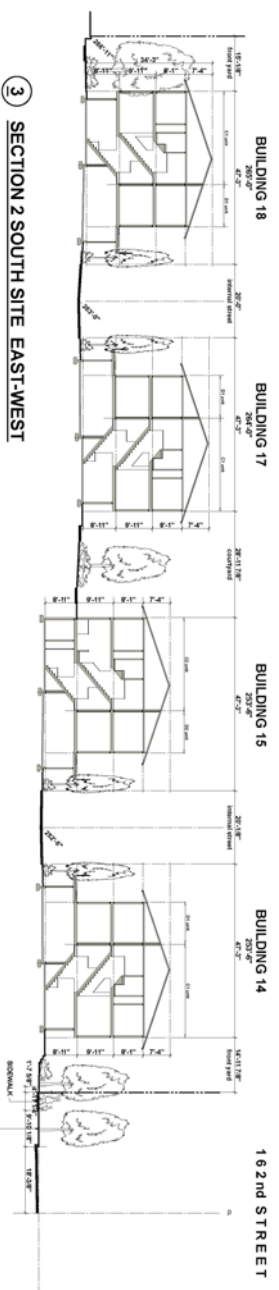
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 Surrey, BC Canada



**① SECTION 1 NORTH SITE EAST-WEST**



**② SECTION 3 NORTH SITE NORTH-SOUTH**



**③ SECTION 2 SOUTH SITE EAST-WEST**



**INTRIA ARCHITECTURE INC.**  
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**ADERA**

**BREEZE**

**SITE SECTIONS**

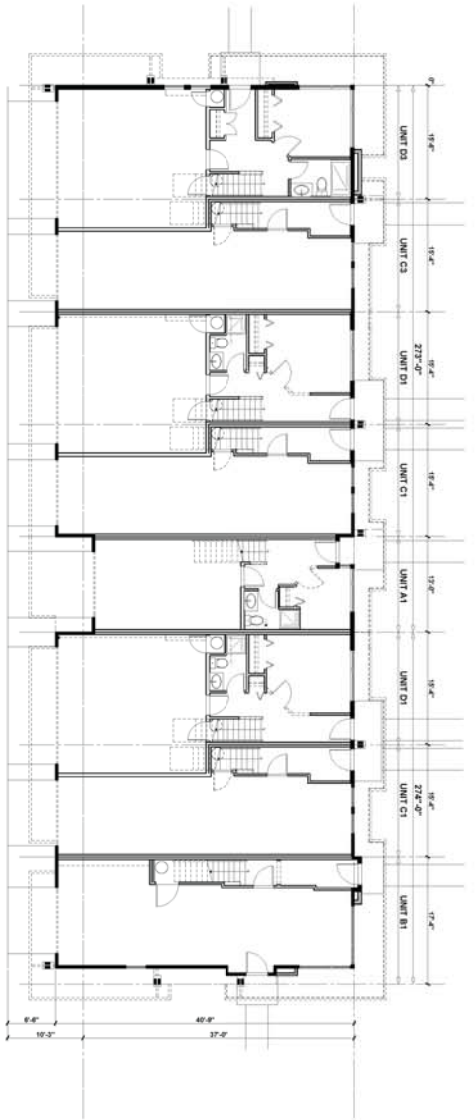
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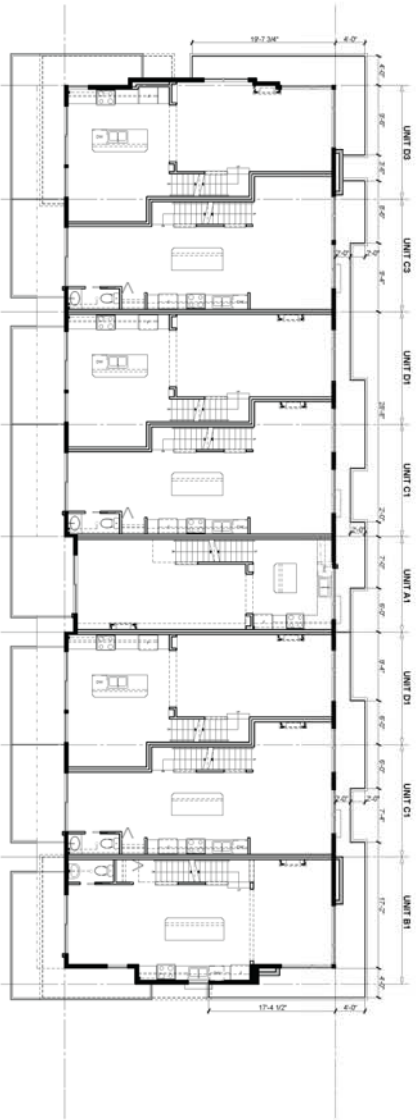
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① 1st FLOOR PLAN BUILDING 1



② 2nd FLOOR PLAN BUILDING 1



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 WASHINGTON, DC 20005  
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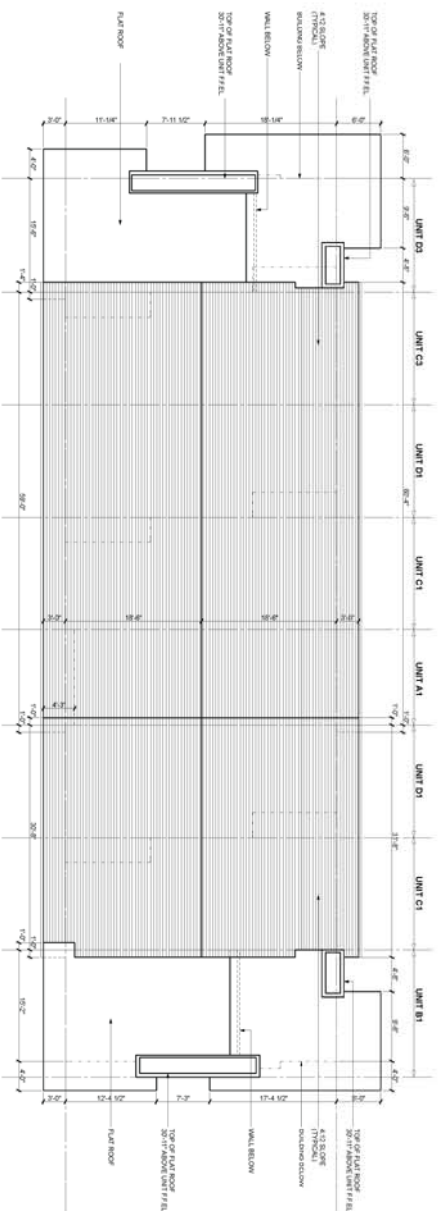


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 ARCHITECT: ADERA  
 DATE: 11/20/11  
 SCALE: 1/8" = 1'-0"

A-2.010



3 3rd FLOOR PLAN BUILDING 1



4 ROOF PLAN BUILDING 1



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ADERA  
 LIVE WEST COAST

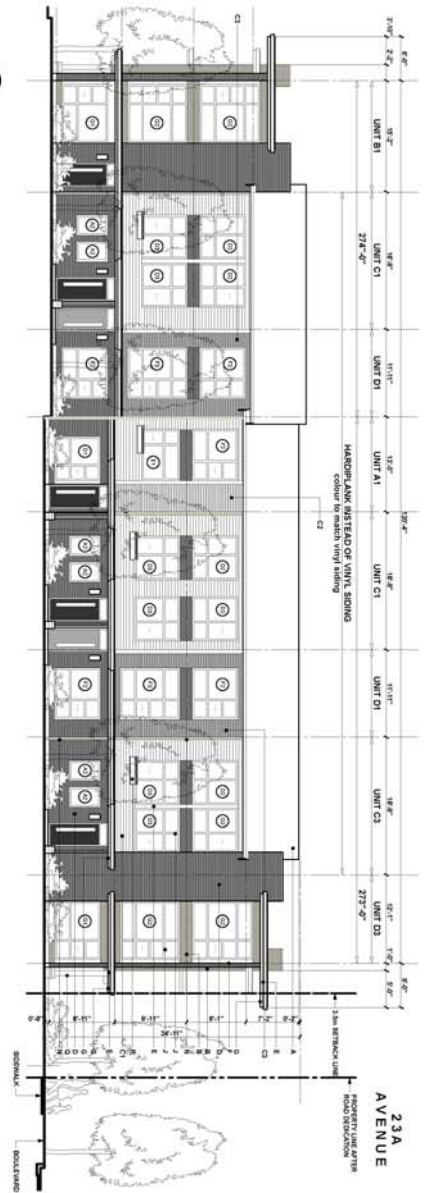
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 ADERA  
 PROJECT  
 BREZE  
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 WASHINGTON, DC 20015

DESIGNER  
 INTERIOR ARCHITECTURE INC.  
 114 WEST RENNER STREET  
 WASHINGTON, DC 20015

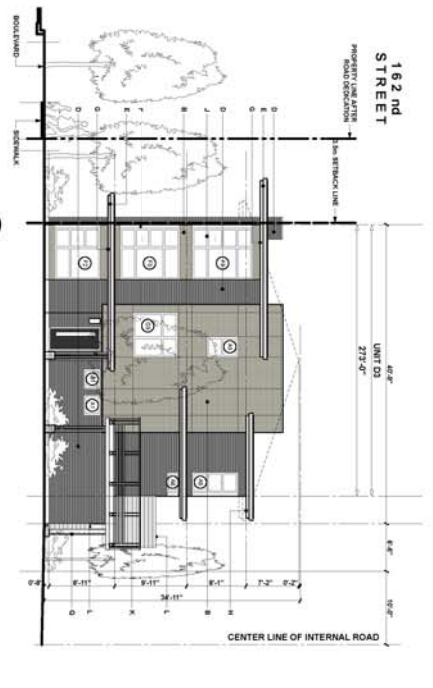
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PROJECT NO.  
 2021-011

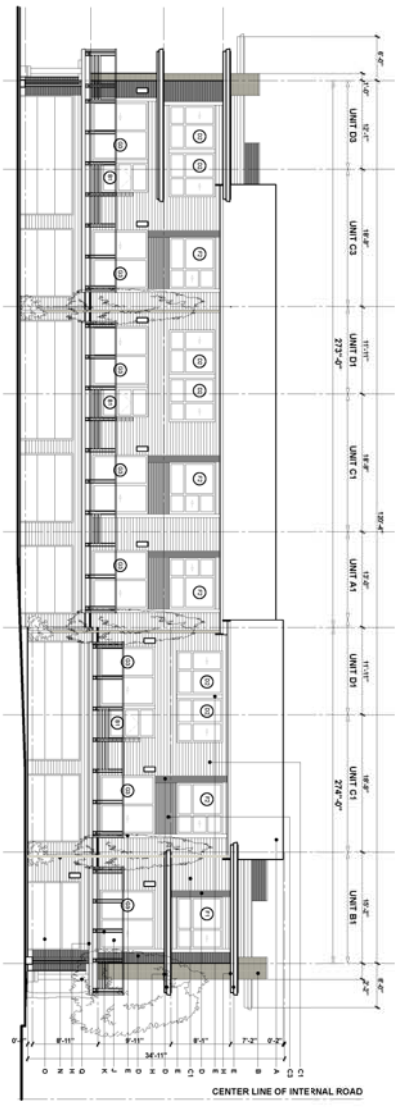
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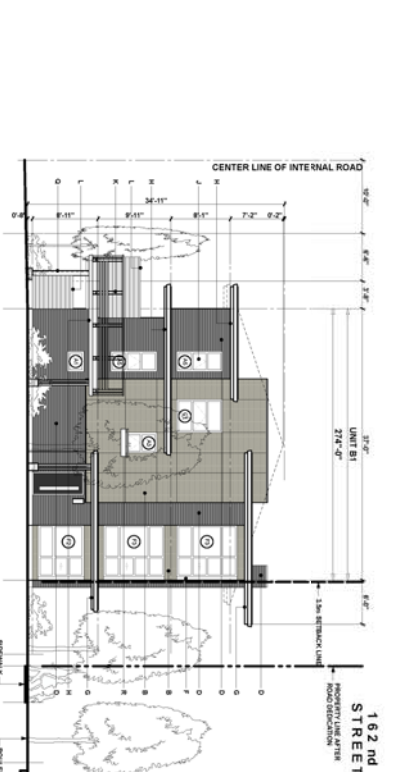
1 BUILDING 1 - WEST ELEVATION (162nd STREET)



2 BUILDING 1 - SOUTH ELEVATION (23A AVENUE)



3 BUILDING 1 - EAST ELEVATION (INTERNAL STREET)



4 BUILDING 1 - NORTH ELEVATION (INTERNAL STREET)

5 MATERIAL & COLOUR LEGEND  
SK-2 GREY

Code	Material / Colour / Finish	Comments
A	Door	Wooden door with glass insert
B	Window	Wooden window frame with glass
C	Light Fix	Recessed ceiling light fixture
D	Panel	Wooden panel with decorative pattern
E	Panel	Wooden panel with decorative pattern
F	Panel	Wooden panel with decorative pattern
G	Panel	Wooden panel with decorative pattern
H	Panel	Wooden panel with decorative pattern
I	Panel	Wooden panel with decorative pattern
J	Panel	Wooden panel with decorative pattern
K	Panel	Wooden panel with decorative pattern
L	Panel	Wooden panel with decorative pattern
M	Panel	Wooden panel with decorative pattern
N	Panel	Wooden panel with decorative pattern
O	Panel	Wooden panel with decorative pattern
P	Panel	Wooden panel with decorative pattern
Q	Panel	Wooden panel with decorative pattern
R	Panel	Wooden panel with decorative pattern
S	Panel	Wooden panel with decorative pattern
T	Panel	Wooden panel with decorative pattern
U	Panel	Wooden panel with decorative pattern
V	Panel	Wooden panel with decorative pattern
W	Panel	Wooden panel with decorative pattern
X	Panel	Wooden panel with decorative pattern
Y	Panel	Wooden panel with decorative pattern
Z	Panel	Wooden panel with decorative pattern

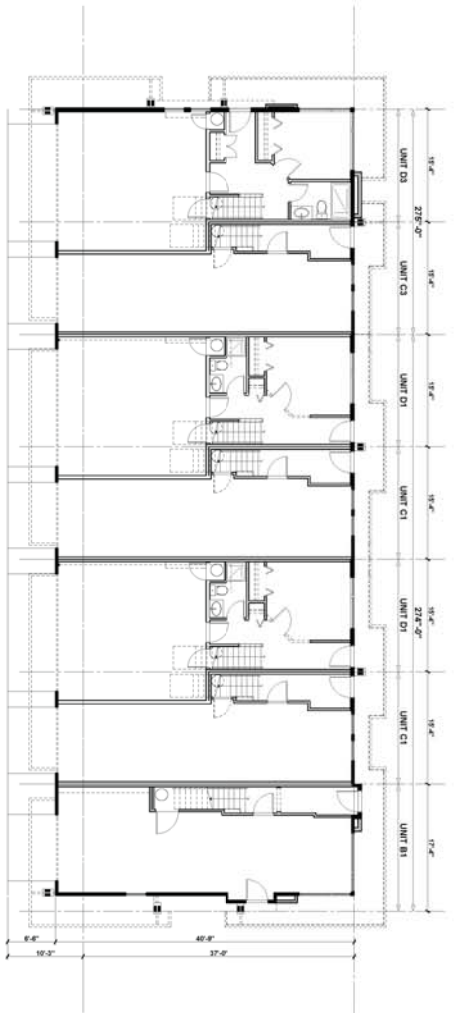


KEY PLAN NORTH SITE

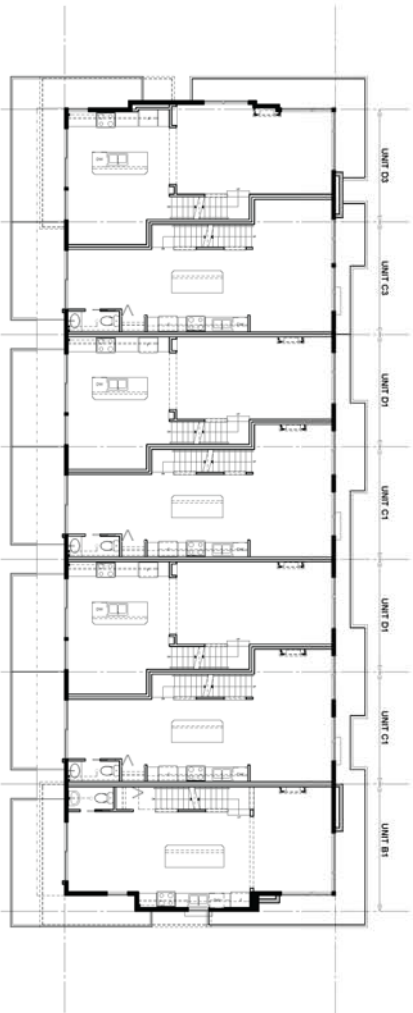


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1 1st FLOOR PLAN BUILDING 3



2 2nd FLOOR PLAN BUILDING 3



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OWNER  
 ADERA

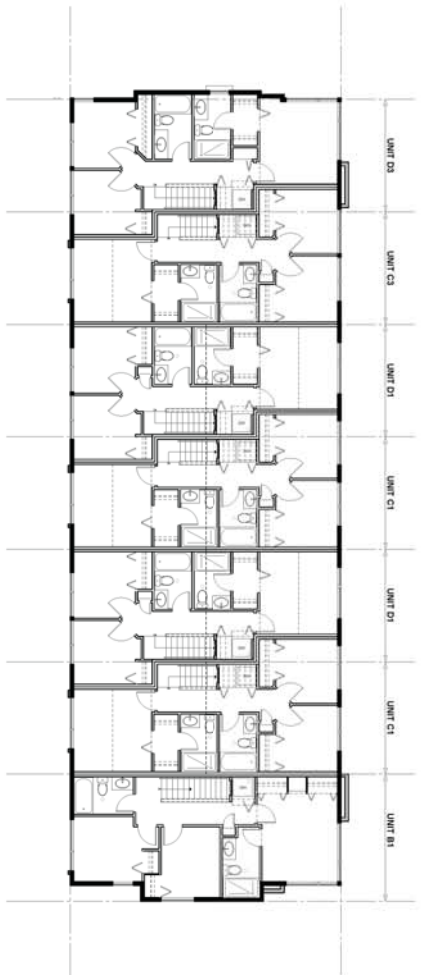
ARCHITECT  
 BREZZE

ARCHITECT OF RECORD  
 BREZZE

**BUILDING 3  
 FLOOR PLAN**

DATE  
 08/14/14  
 08/14/14  
 08/14/14  
 08/14/14

A-2.030



3 3rd FLOOR PLAN BUILDING 3



INTERIOR ARCHITECTURE INC.  
 114 WEST SENIOR STREET  
 MANASSAS, VA 20108  
 TEL: 540.868.4200 FAX: 540.868.4219  
 INFO@IAVA-VA.COM  
 WWW.IAARCHITECTURE.COM



ADERA  
 PROJECT #

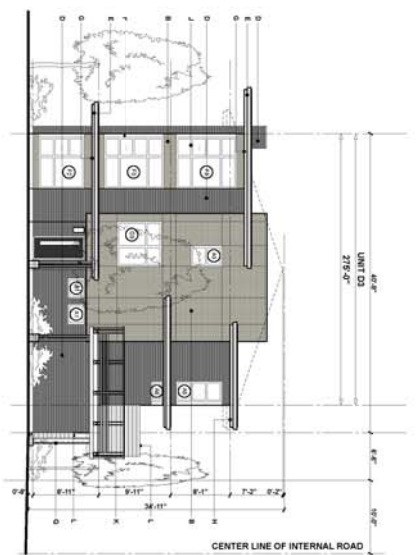
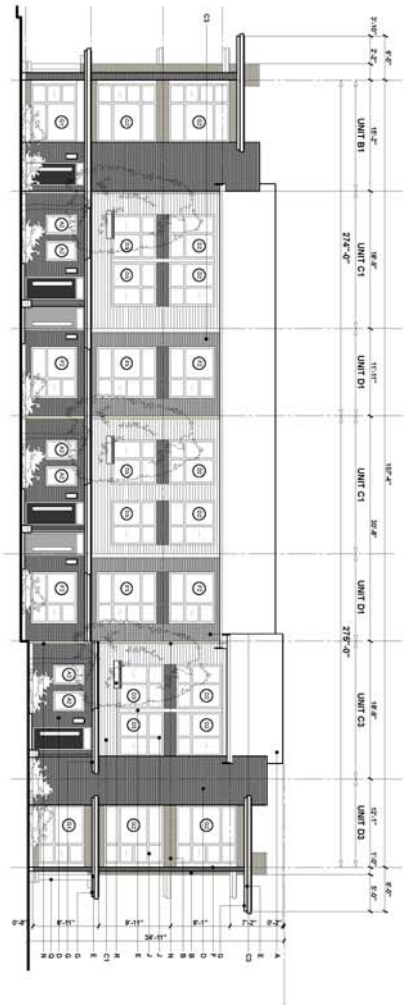
BREEZE

ARCHITECTURE

**BUILDING 3  
 FLOOR PLAN**

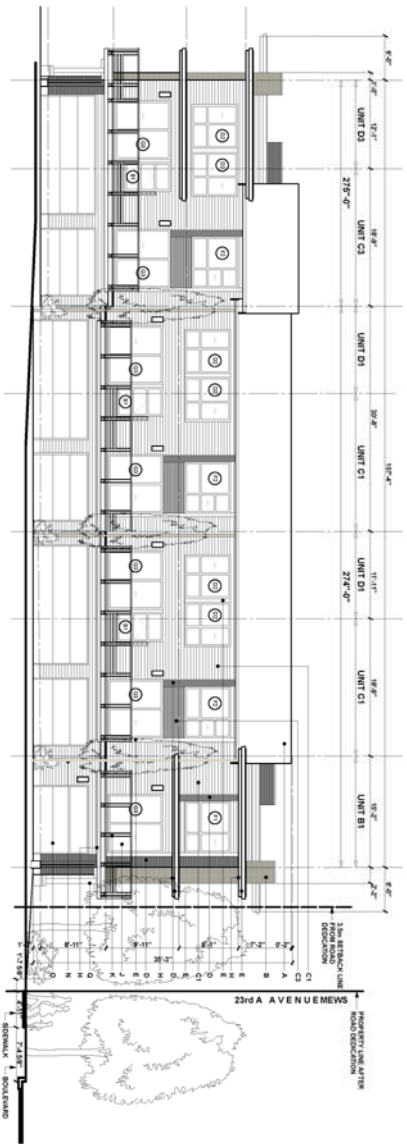
DATE: 11/11/11  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

A-2.031

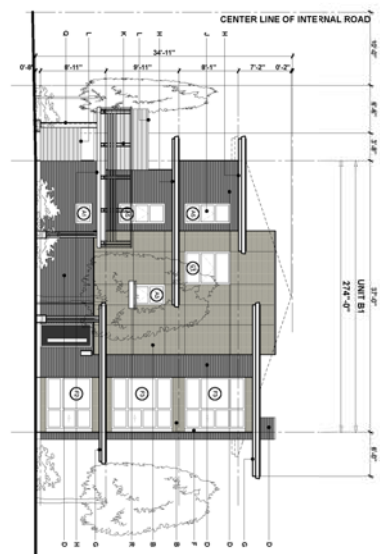


1 BUILDING 3 - EAST ELEVATION (YARD)

2 BUILDING 3 - NORTH ELEVATION (INTERNAL STREET)



3 BUILDING 3 - WEST ELEVATION (INTERNAL STREET)

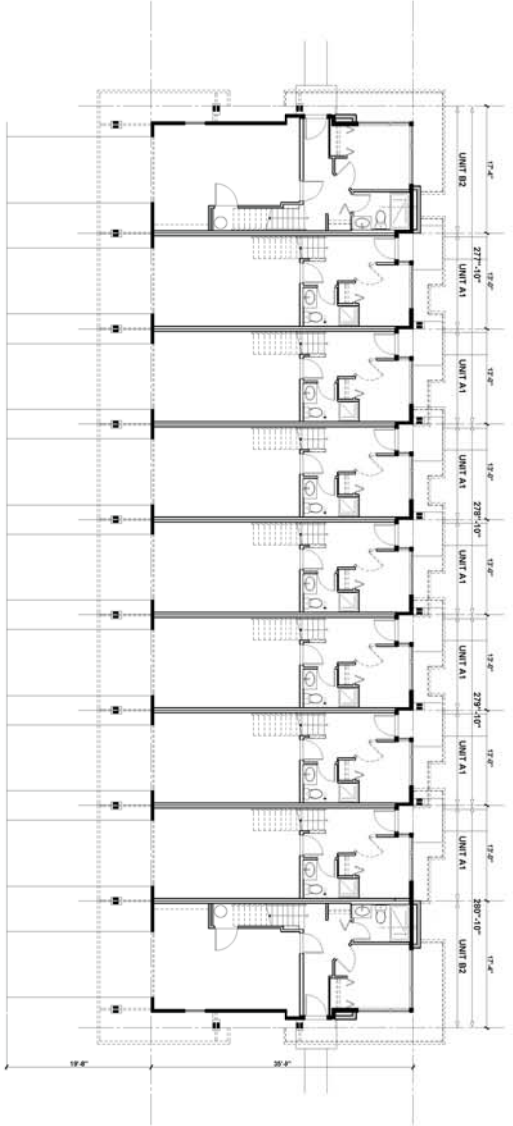


4 BUILDING 3 - SOUTH ELEVATION (23rd AVENUE MEWS)

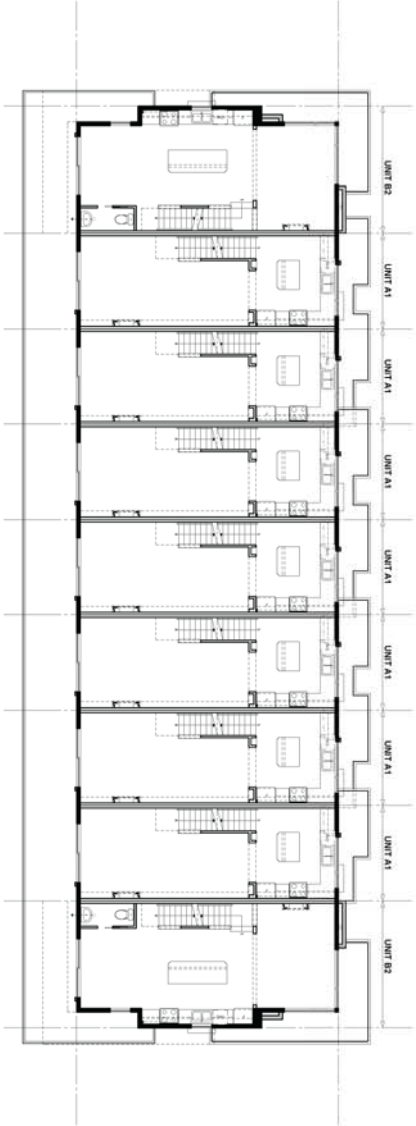
5 MATERIAL & COLOUR LEGEND  
SK-1 BROWN

Code	Material	Finish
A	Brick	Handmade Red Brick
B	Light Grey	Handmade Light Grey Concrete
C	Light Grey	Handmade Light Grey Concrete
D	Light Grey	Handmade Light Grey Concrete
E	Light Grey	Handmade Light Grey Concrete
F	Light Grey	Handmade Light Grey Concrete
G	Brick	Handmade Red Brick
H	Brick	Handmade Red Brick
I	Brick	Handmade Red Brick
J	Brick	Handmade Red Brick
K	Brick	Handmade Red Brick
L	Brick	Handmade Red Brick
M	Brick	Handmade Red Brick
N	Brick	Handmade Red Brick
O	Brick	Handmade Red Brick
P	Brick	Handmade Red Brick
Q	Brick	Handmade Red Brick
R	Brick	Handmade Red Brick
S	Brick	Handmade Red Brick
T	Brick	Handmade Red Brick
U	Brick	Handmade Red Brick
V	Brick	Handmade Red Brick
W	Brick	Handmade Red Brick
X	Brick	Handmade Red Brick
Y	Brick	Handmade Red Brick
Z	Brick	Handmade Red Brick





1 1st Floor Plan Building 4



2 2nd Floor Plan Building 4



**INTERRA ARCHITECTURE INC.**  
 114 WEST PENNSYLVANIA STREET  
 WASHINGTON, DC 20004  
 TEL 800-688-4228 / 202-775-1113  
 FAX 202-775-1113 / 202-775-1113  
 WWW.INTERRAARCHITECT.COM



**ADERA**

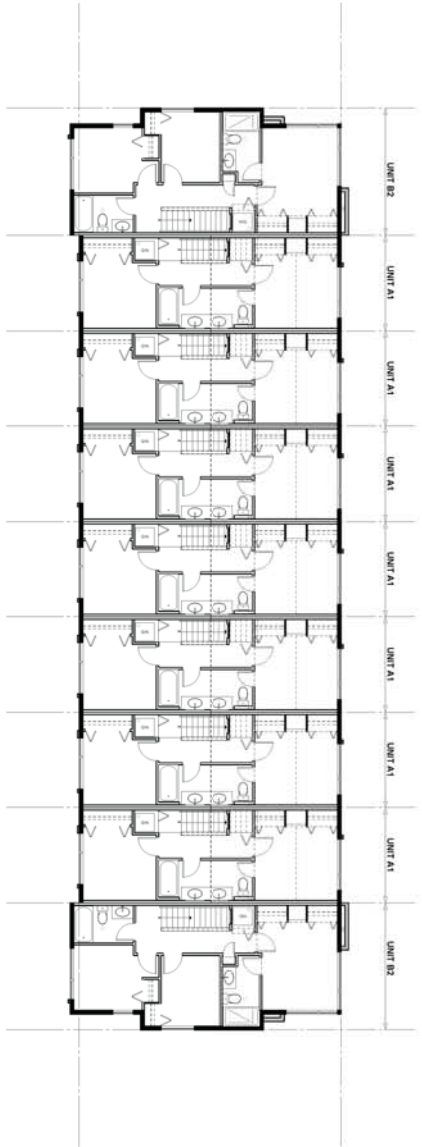
**BREEZE**

**BREZZE**

**BUILDING 4  
 FLOOR PLAN**

**TITLE SHEET**

**A-2.040**



③ 3RD FLOOR PLAN BUILDING 4



INTERIOR ARCHITECTURE INC.  
 114 WEST PENNSYLVANIA STREET  
 WASHINGTON, DC 20004  
 TEL: 202.462.4200 FAX: 202.462.4210  
 INFO@IAAARCHITECT.COM  
 WWW.IAAARCHITECT.COM



DATE: 01/15/2011

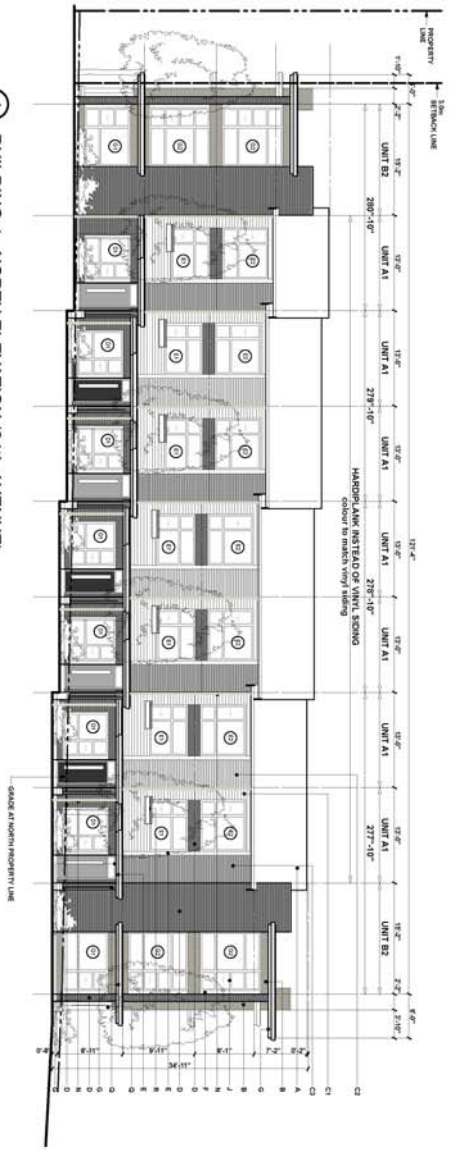
ADERA PROJECT: 11011

BREEZE PROJECT: 11011

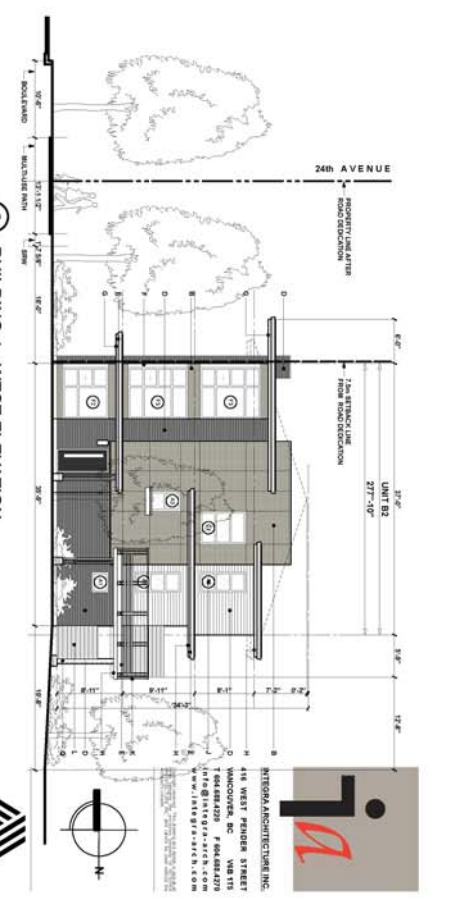
ADERA ARCHITECTURE  
 114 WEST PENNSYLVANIA STREET  
 WASHINGTON, DC 20004  
 TEL: 202.462.4200 FAX: 202.462.4210  
 INFO@IAAARCHITECT.COM  
 WWW.IAAARCHITECT.COM

A-2.041

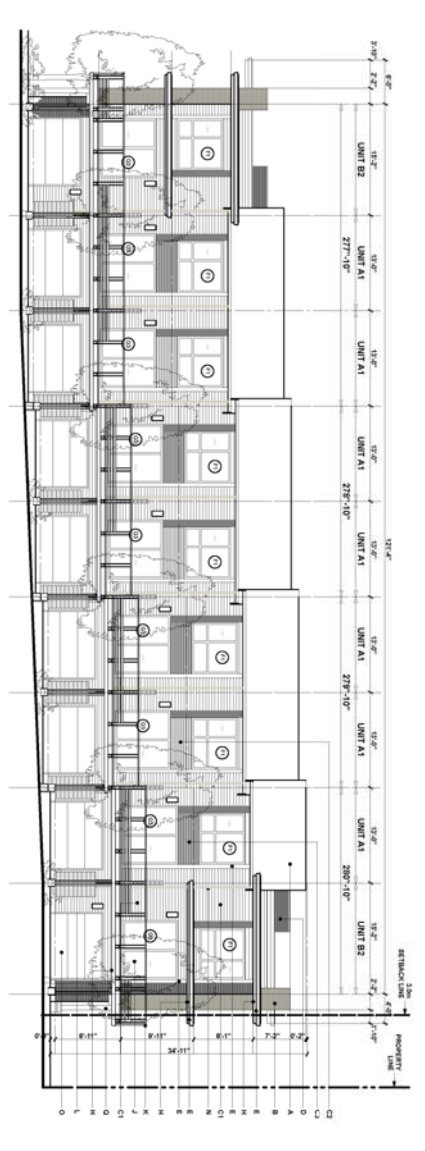




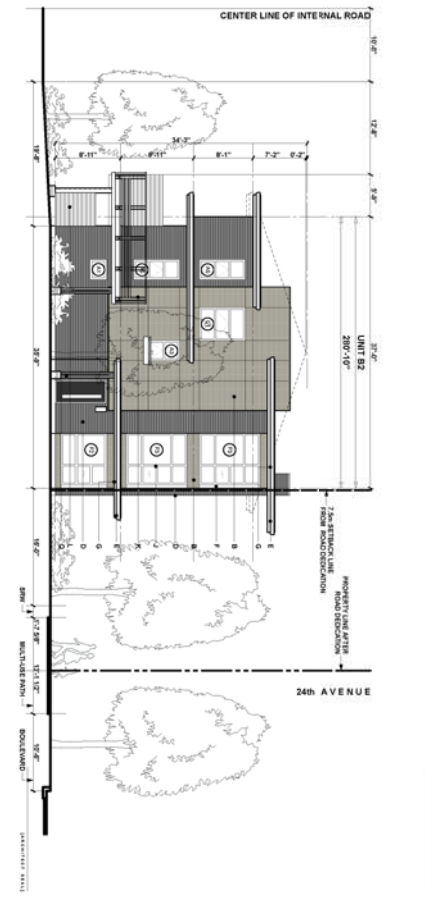
1 BUILDING 4 - NORTH ELEVATION (24th AVENUE)



2 BUILDING 4 - WEST ELEVATION



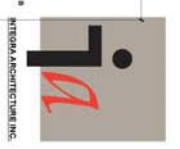
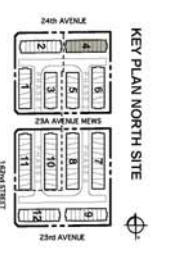
3 BUILDING 4 - SOUTH ELEVATION (INTERNAL STREET)

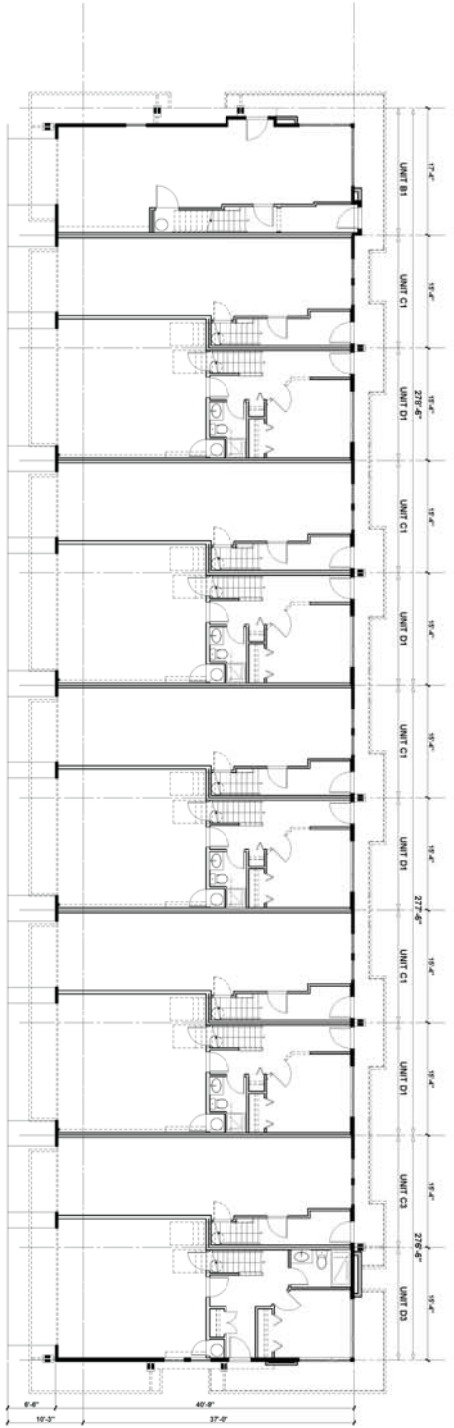


4 BUILDING 4 - EAST ELEVATION

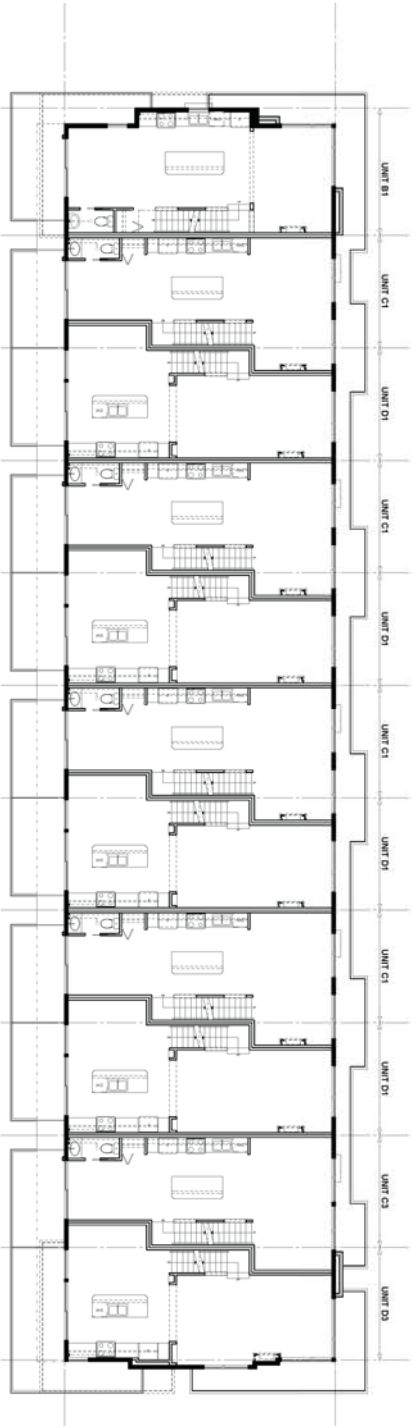
5 MATERIAL & COLOUR LEGEND

Code	Material / Colour	Description
A	Walls	Walls - White
B	Roof	Roof - Grey
C	Windows	Windows - White
D	Doors	Doors - White
E	Cladding	Cladding - White
F	Roof	Roof - Grey
G	Roof	Roof - Grey
H	Roof	Roof - Grey
I	Roof	Roof - Grey
J	Roof	Roof - Grey
K	Roof	Roof - Grey
L	Roof	Roof - Grey
M	Roof	Roof - Grey
N	Roof	Roof - Grey
O	Roof	Roof - Grey
P	Roof	Roof - Grey
Q	Roof	Roof - Grey
R	Roof	Roof - Grey





① 1st FLOOR PLAN BUILDING 7



② 2nd FLOOR PLAN BUILDING 7



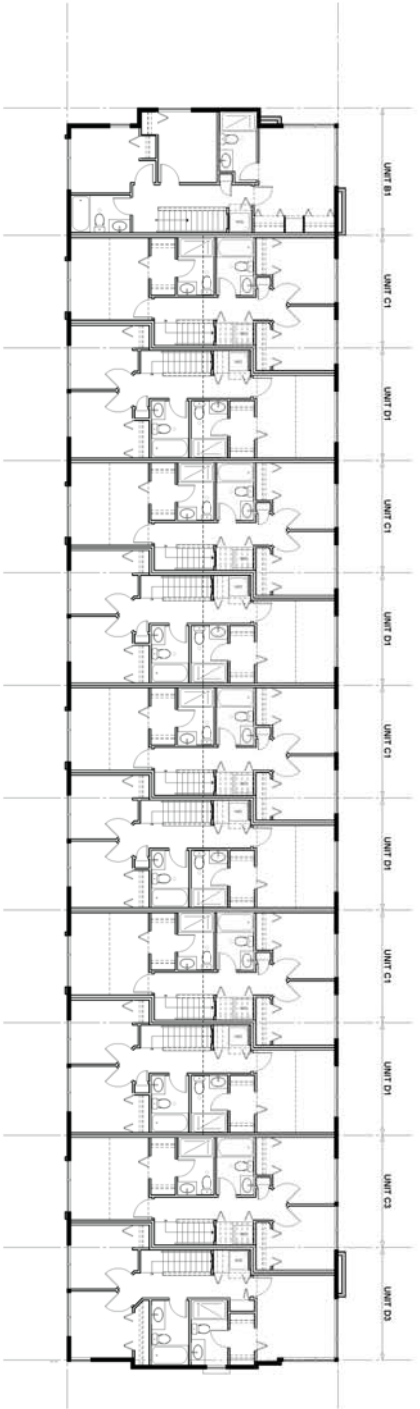
INTORNA ARCHITECTURE INC.  
 114 WEST SENIOR STREET  
 WASHINGTON, NC 27683  
 TEL: 704.888.4200 FAX: 704.888.4219  
 INFO@INTORNA-ARCH.COM  
 WWW.INTORNA-ARCH.COM



OWNER: BREZE  
 1000 W. BROADWAY  
 SUITE 1000  
 WASHINGTON, DC 20004

ARCHITECT: INTORNA ARCHITECTURE INC.  
 114 WEST SENIOR STREET  
 WASHINGTON, DC 27683  
 TEL: 704.888.4200 FAX: 704.888.4219  
 INFO@INTORNA-ARCH.COM  
 WWW.INTORNA-ARCH.COM

A-2.070



3 3rd FLOOR PLAN BUILDING 7



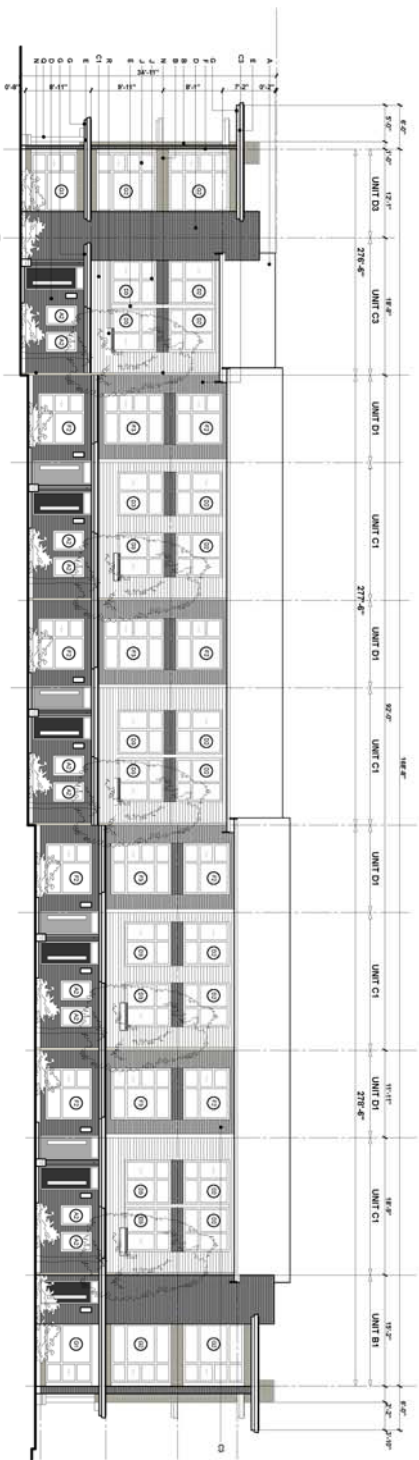
INTERIOR ARCHITECTURE INC.  
 114 WEST RENNER STREET  
 MANASSAS, VA 20108  
 TEL 541.628.4200 FAX 541.628.4219  
 INFO@IAINTERIORARCH.COM  
 WWW.IAINTERIORARCH.COM



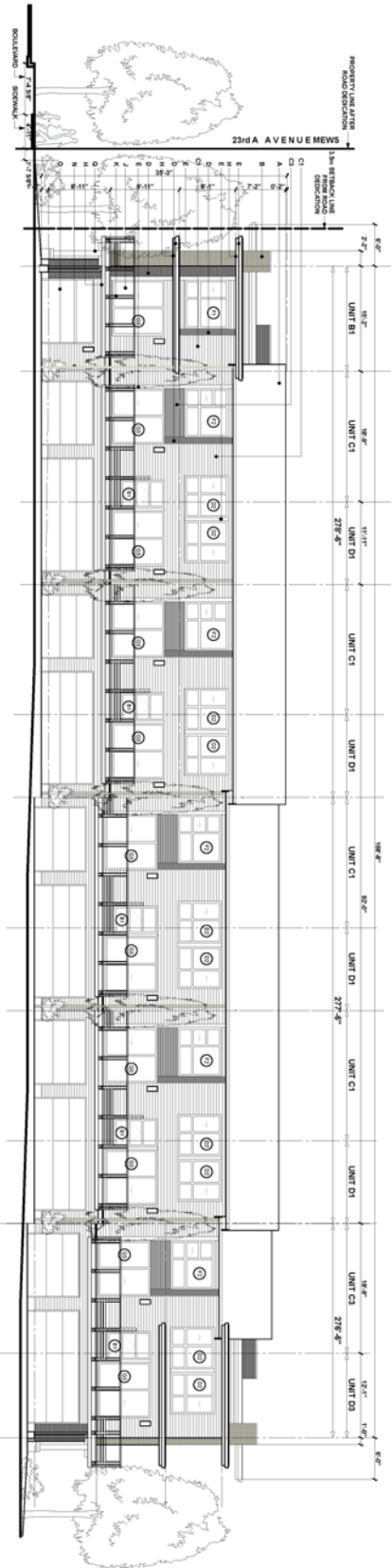
KEY PLAN NORTH SITE

ADERA  
 BREZE  
 1000 24th Avenue  
 Manassas, VA 20108  
 541.628.4200  
 info@adera.com

A-2.071



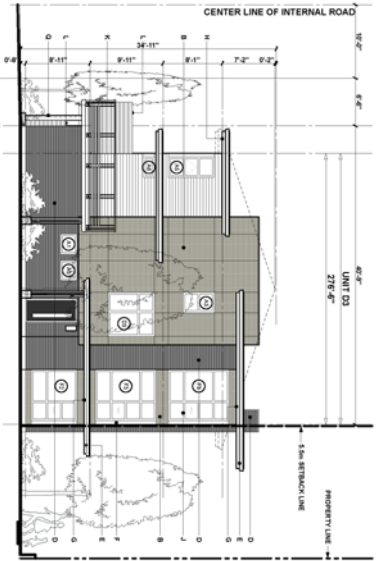
1 BUILDING 7 - EAST ELEVATION (YARD)



2 BUILDING 7 - WEST ELEVATION (INTERNAL STREET)



3 BUILDING 7 - NORTH ELEVATION (23rd AVENUE Mews)



4 BUILDING 7 - SOUTH ELEVATION (INTERNAL STREET)

5 MATERIAL & COLOUR LEGEND  
SK-2 GREY



KEY PLAN NORTH SITE

ADDERA	ARCHITECT
BR EZE	ARCHITECT
BUILDING 7 ELEVATIONS	PROJECT
NO. 108	PROJECT NO.
15/07/17	DATE
10/07/17	ISSUE NO.
4	REVISION

A-2.072



INTERIOR ARCHITECTURE INC.  
 115 WEST POND STREET  
 WASHINGTON, BC V6V 1Y3  
 T 604.684.4228 F 604.684.4219  
 INFO@IAINTERIOR.COM  
 WWW.IAINTERIOR.COM

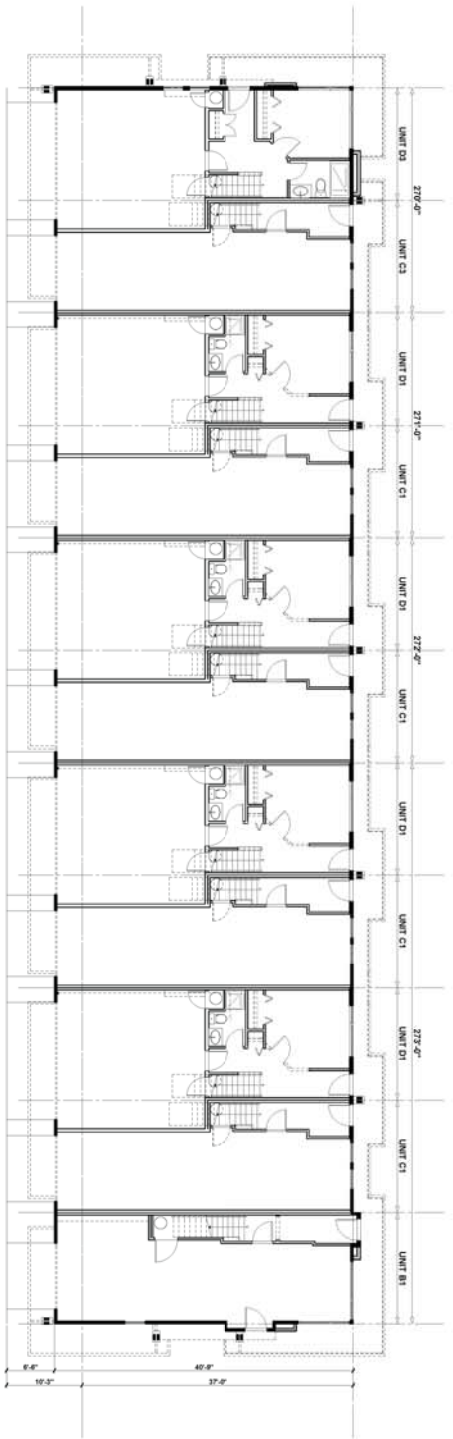


ADDERA  
 ARCHITECTURE

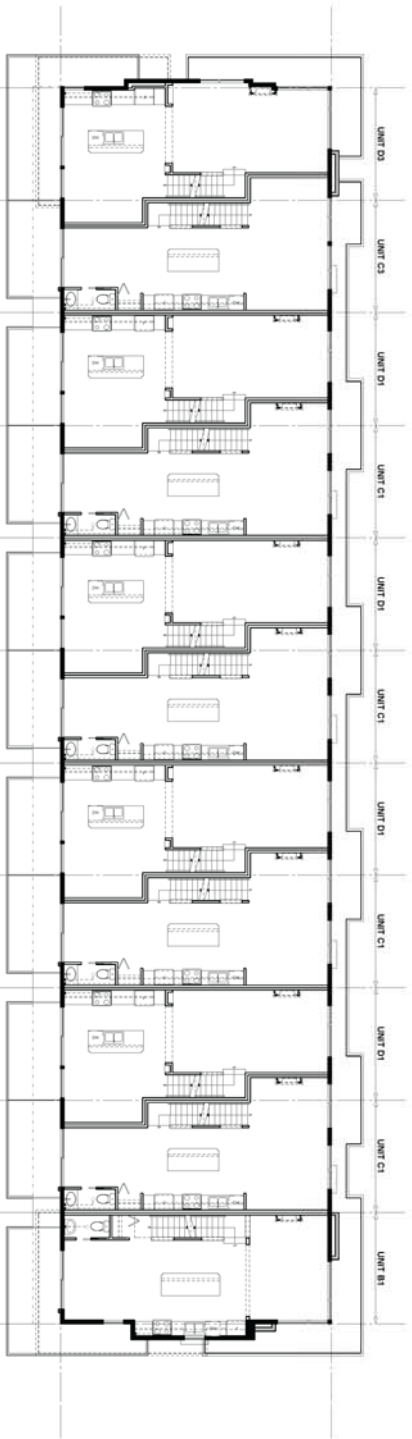
BR EZE  
 ARCHITECTURE

BUILDING 7 ELEVATIONS  
 PROJECT  
 15/07/17  
 10/07/17  
 4

A-2.072



① 1st FLOOR PLAN BUILDING 11



② 2nd FLOOR PLAN BUILDING 11

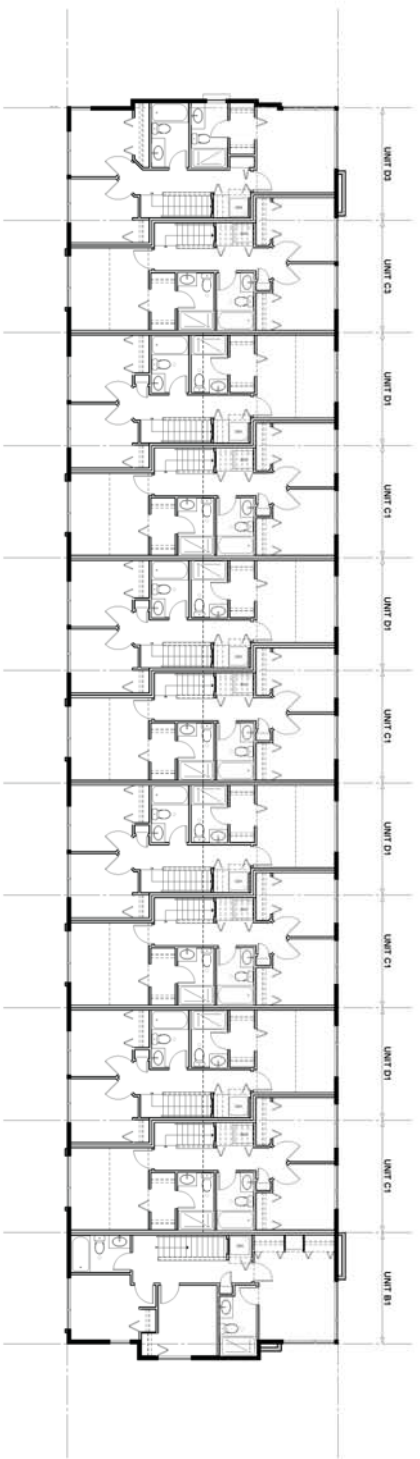


KEY PLAN NORTH SITE

ADERA ARCHITECTURE INC.  
114 WEST SENIOR STREET  
MANASSAS, VA 20108  
TEL: 703.444.4200 F: 703.444.4201  
INFO: @ADERA\_ARCHITECT.COM  
WWW.ADERA-ARCHITECT.COM

**BREZE**  
BREZE ARCHITECTURE  
ARCHITECTS  
BREZE ARCHITECTURE  
ARCHITECTS

OWNER: BREZE ARCHITECTURE  
ARCHITECT: ADERA ARCHITECTURE INC.  
DATE: 11/11/2011  
PROJECT: BUILDING 11 FLOOR PLAN  
DRAWING NO: A-2.110



3 3rd FLOOR PLAN BUILDING 11



INTERIOR ARCHITECTURE INC.  
 114 WEST RENNER STREET  
 WASHINGTON, DC 20015  
 T 800.428.4200 F 202.682.6278  
 INFO@IAINTERIOR.COM  
 WWW.IAINTERIOR.COM



DATE: 08/11/11

PROJECT: ADERA

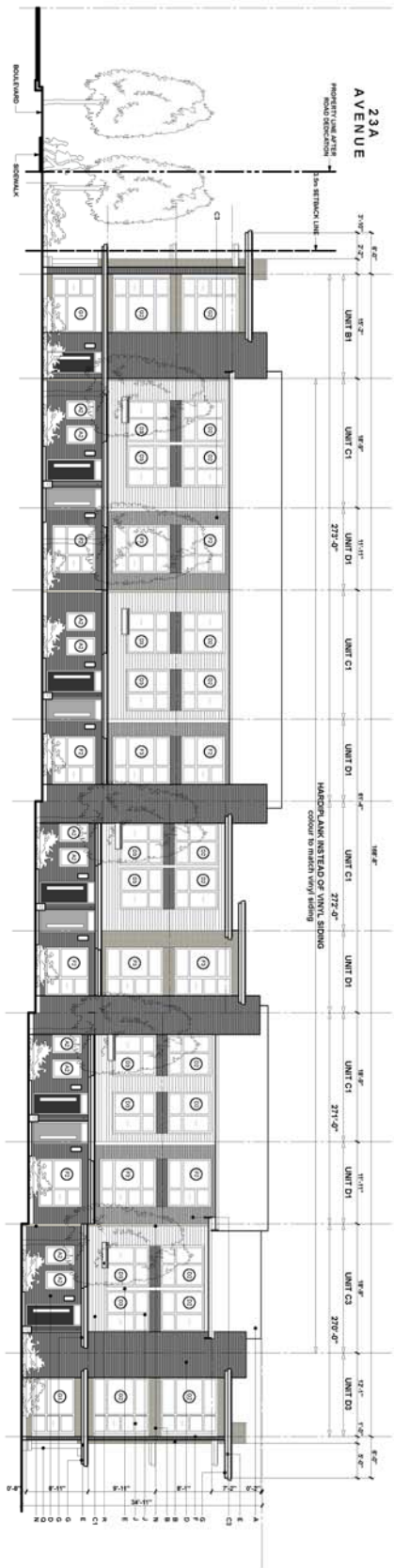
DESIGNER: BREZZE

ARCHITECT: BREZZE ARCHITECTURE

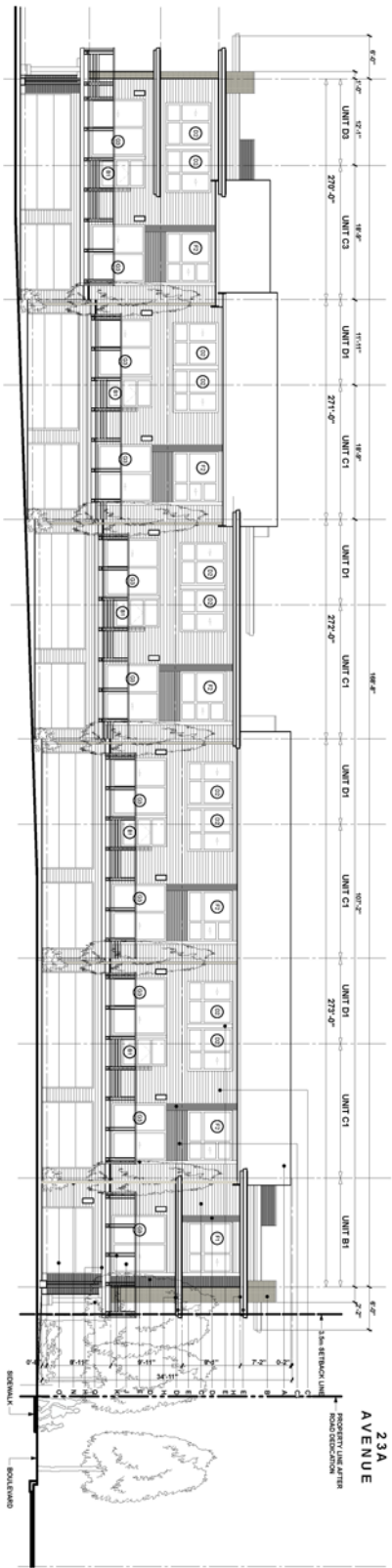
**BUILDING 11 FLOOR PLAN**

NO. 0038 PROJECT: ADERA  
 DATE: 08/11/11  
 DRAWN BY: JOHN STROTT  
 CHECKED BY: [blank]  
 4

A-2.111



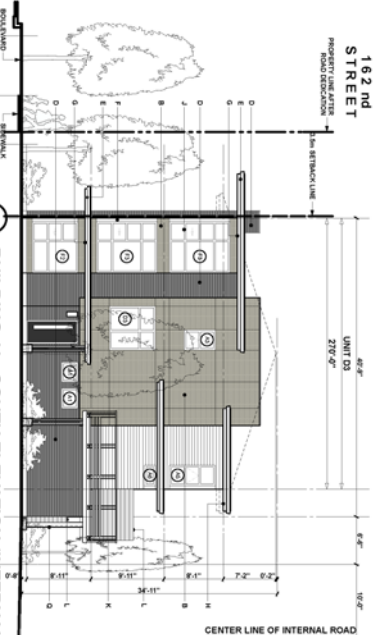
① BUILDING 11 - WEST ELEVATION (162nd STREET)



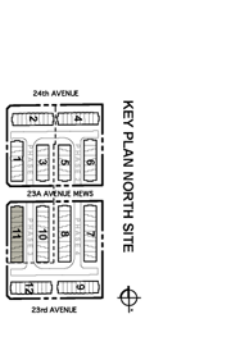
② BUILDING 11 - EAST ELEVATION (INTERNAL STREET)



③ BUILDING 11 - NORTH ELEVATION (23rd A AVENUE MEWS)



④ BUILDING 11 - SOUTH ELEVATION (INTERNAL STREET)



⑤ MATERIAL & COLOUR LEGEND  
SK-1 BROWN



INTERNA ARCHITECTURE INC.  
114 WEST RENDEL STREET  
VANCOUVER BC V6N 1S1  
T 604 684 4225 F 604 684 4219  
I 604 684 4225  
WWW.INTERNAARCHITECTURE.COM

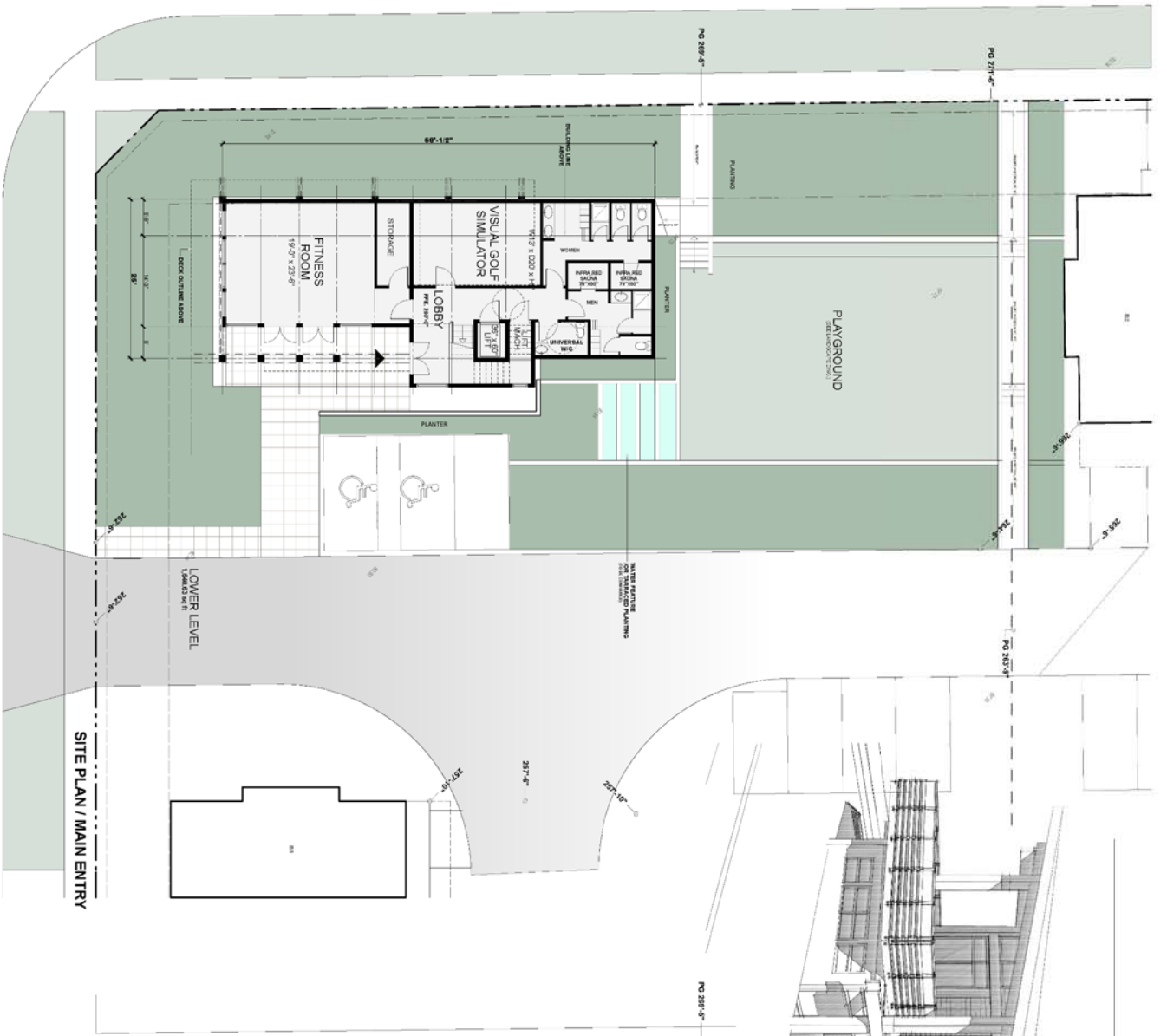


ADERA  
BREEZE  
162nd STREET  
PROJECT NO. 2305004  
BUILDING 11  
ELEVATIONS  
NO. 2025  
DATE: 10/11/2025  
DRAWN BY: JAVIER  
CHECKED BY: JAVIER  
4  
A-2-112

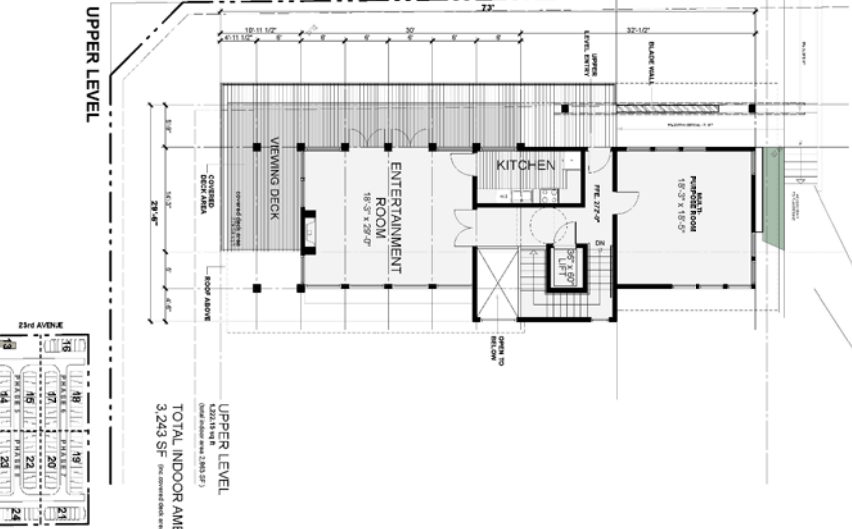
23RD AVENUE

162ND STREET

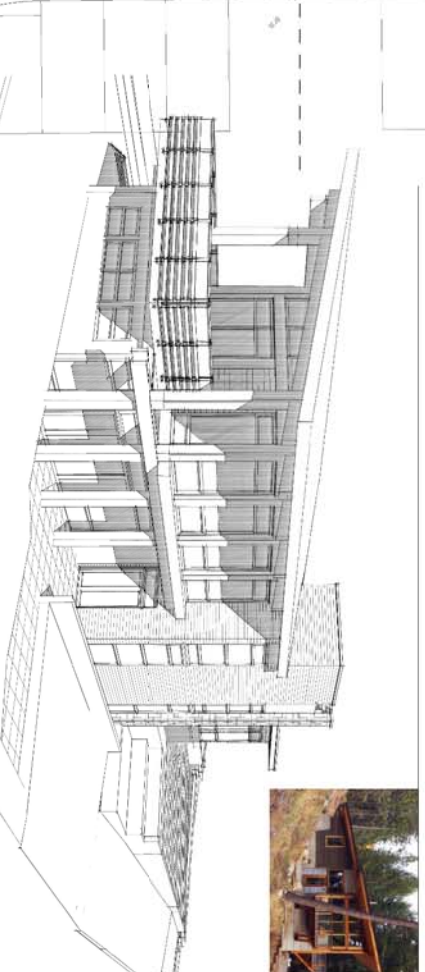
SITE PLAN / MAIN ENTRY



UPPER LEVEL



UPPER LEVEL  
 TOTAL INDOOR AMENITY AREA: 3,243 SF  
 (AS SHOWN ON THIS PLAN)



INTERIOR ARCHITECTURE, INC.  
 415 WEST GEORGE STREET  
 WASHINGTON, SC 29161  
 TEL: 803.888.4200 FAX: 803.888.4203  
 INFO@INTERIORARCHITECT.COM  
 WWW.INTERIORARCHITECT.COM

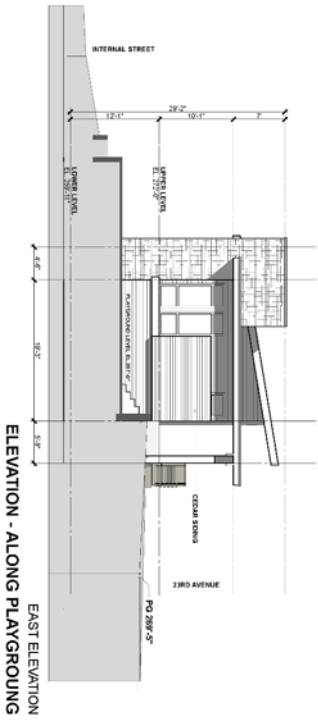


KEY PLAN SOUTH SITE

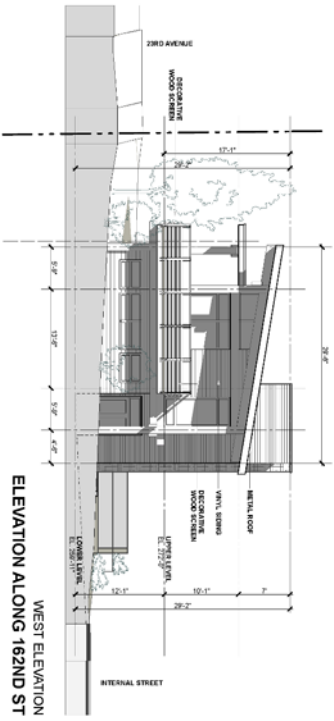
AMENITY (13)  
 PLANS  
 10008  
 10/17/12  
 JOHN STROTTI  
 4

A-2.130

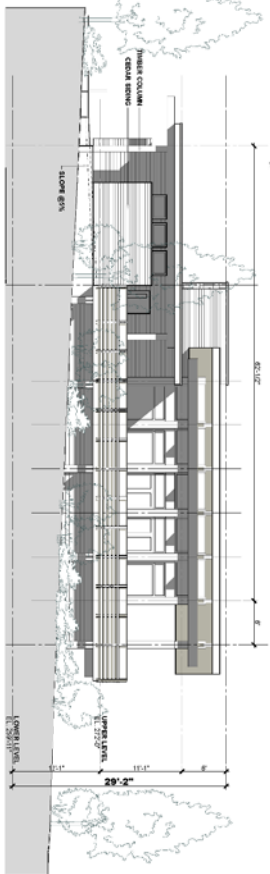
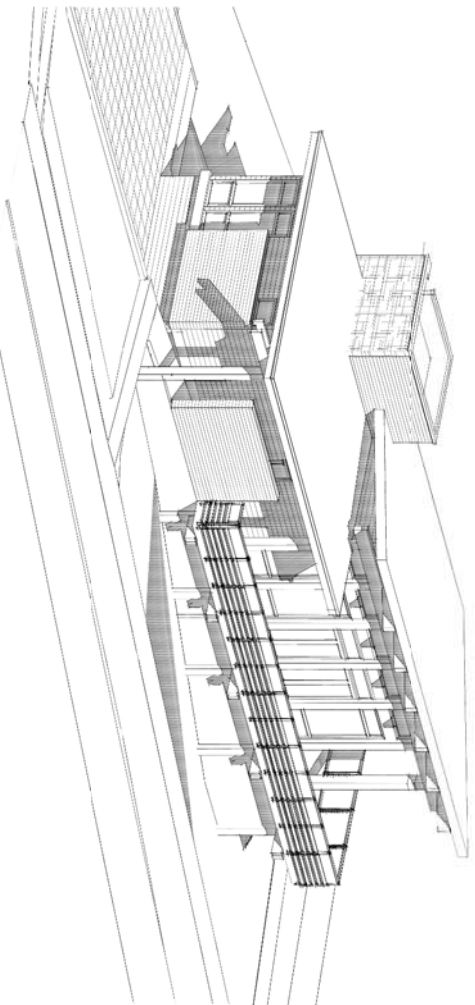




EAST ELEVATION  
ELEVATION - ALONG PLAYGROUND



WEST ELEVATION  
ELEVATION ALONG 162ND ST



NORTH ELEVATION  
ELEVATION ALONG 23RD AVENUE



SOUTH ELEVATION - MAIN ENTRY

ELEVATION ALONG INTERNAL STREET

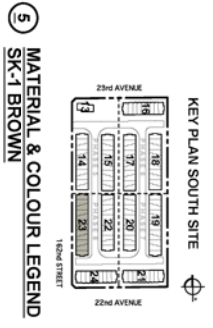
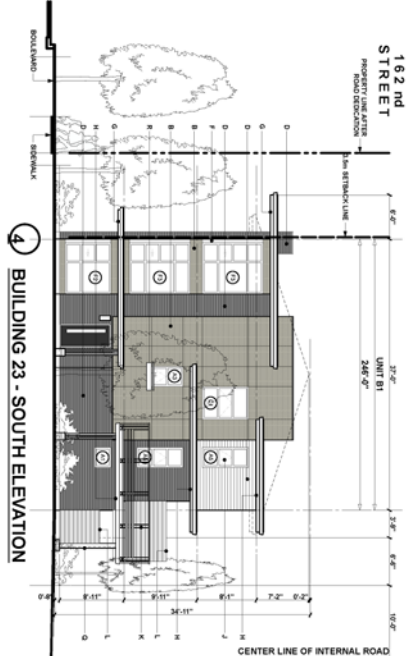
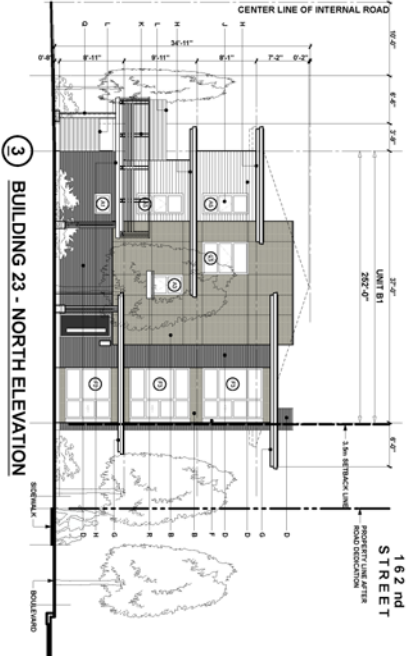
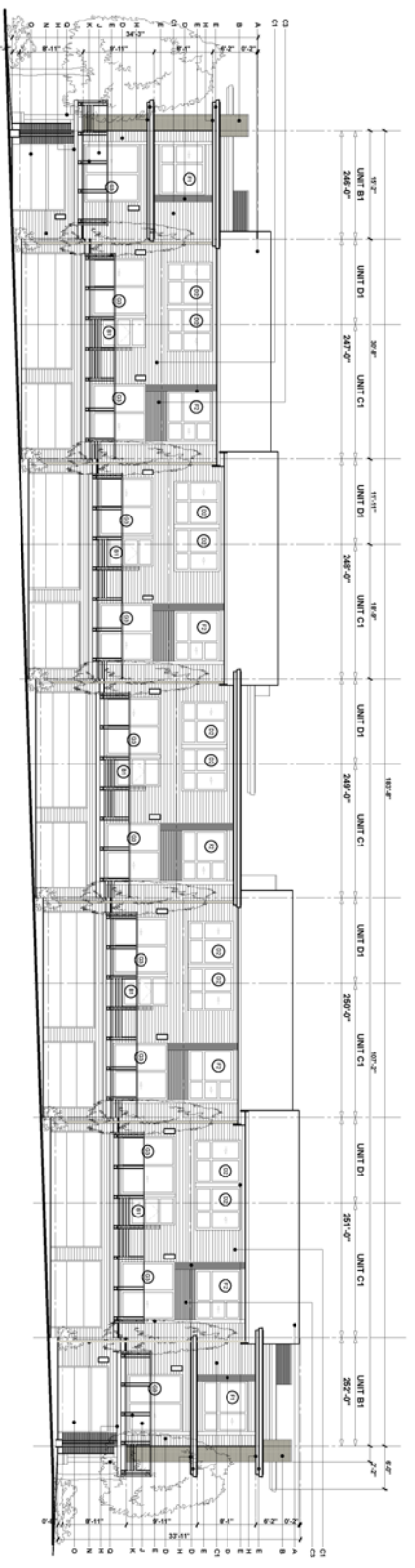
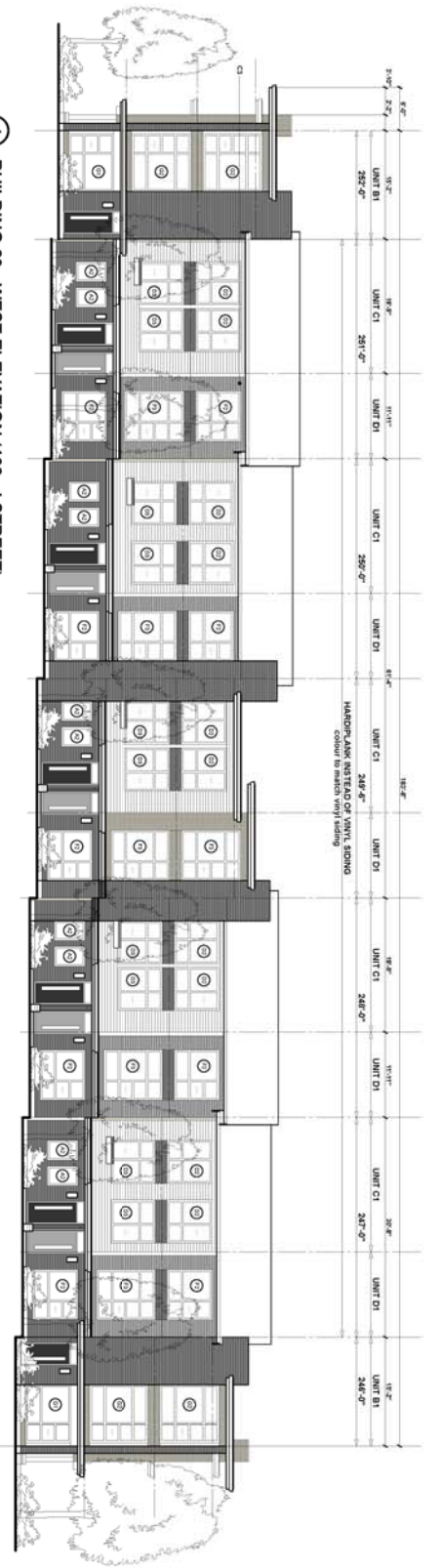


INTERNAL ARCHITECTURE, INC.  
414 WEST PARKER STREET  
WAMPOUR, SC 29581  
TEL: 803.688.4220 FAX: 803.688.4220  
info@internal-arch.com  
www.internal-arch.com



STATION  
ADERA  
PROJECT  
BREEZE  
RESIDENTIAL DEVELOPMENT  
WAMPOUR, SC 29581  
ARCHITECT  
INTERNAL ARCHITECTURE, INC.  
DATE  
1/2014  
DRAWN  
JAMES WOODS  
SCALE  
AS SHOWN

A-2-131



INTERIOR ARCHITECTURE INC.  
 114 WEST SENIOR STREET  
 WASHINGTON, BC V6B 1S1  
 T 604.688.4225 F 604.688.4219  
 INFO@INTERIORARCHITECTURE.COM  
 WWW.INTERIORARCHITECTURE.COM



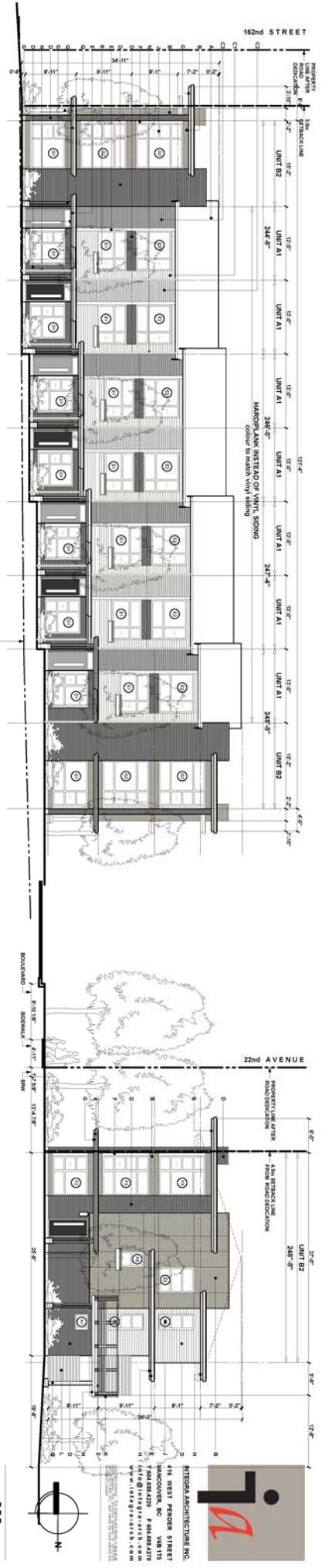
ADERA  
 PREPARED BY  
 BREZZE  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6M 3K7  
 TEL: 604.271.1111  
 WWW.BREZZE.COM

**BUILDING 23 ELEVATIONS**

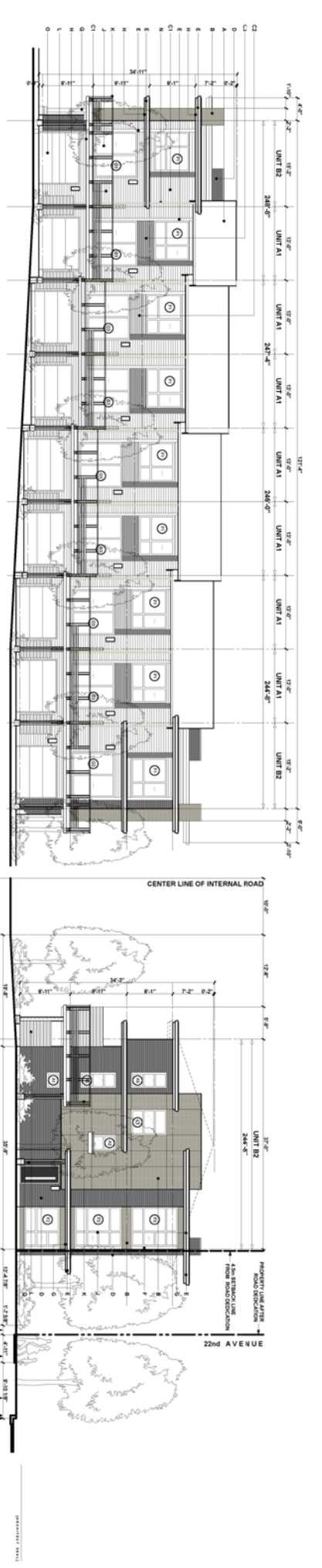
NO. 23  
 UNIT 1-28  
 UNIT 29-31  
 UNIT 32-33  
 UNIT 34-35

DATE: 2023.08.15  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**A-2-232**



1 BUILDING 24 - SOUTH ELEVATION (23rd AVENUE)



3 BUILDING 24 - NORTH ELEVATION (INTERNAL STREET)

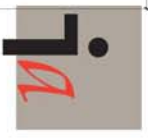
4 BUILDING 24 - WEST ELEVATION

5 MATERIAL & COLOUR LEGEND

Code	Material / Colour	Supplier / Notes
A	Colour	Colour to match
B	Cladding	Material: Weathered Wood
C	Light Grey	Material: Concrete
D	Dark Grey	Material: Dark Grey
E	Light Grey	Material: Light Grey
F	Dark Grey	Material: Dark Grey
G	Dark Grey	Material: Dark Grey
H	Dark Grey	Material: Dark Grey
I	Dark Grey	Material: Dark Grey
J	Dark Grey	Material: Dark Grey
K	Dark Grey	Material: Dark Grey
L	Dark Grey	Material: Dark Grey
M	Dark Grey	Material: Dark Grey
N	Dark Grey	Material: Dark Grey
O	Dark Grey	Material: Dark Grey
P	Dark Grey	Material: Dark Grey
Q	Dark Grey	Material: Dark Grey
R	Dark Grey	Material: Dark Grey
S	Dark Grey	Material: Dark Grey
T	Dark Grey	Material: Dark Grey
U	Dark Grey	Material: Dark Grey
V	Dark Grey	Material: Dark Grey
W	Dark Grey	Material: Dark Grey
X	Dark Grey	Material: Dark Grey
Y	Dark Grey	Material: Dark Grey
Z	Dark Grey	Material: Dark Grey



KEY PLAN SOUTH SITE



114 WEST RENNER STREET  
 WASHINGTON, BC V6B 1S5  
 TEL: 604.681.1111  
 WWW.KIRIBGAARCHITECTURE.COM

ADERA  
 PRESENTS  
**BREEZE**  
 114 WEST RENNER STREET  
 WASHINGTON, BC V6B 1S5  
 TEL: 604.681.1111  
 WWW.KIRIBGAARCHITECTURE.COM

A-2-242



**Jonathan Losee Ltd.**  
Landscape Architecture

#102 - 1661 W. 2nd Ave.  
Vancouver, B.C. V6J 1H3  
Ph: 604-699-1003 Fax: 604-699-0402  
E-mail: losee@jelus.net



Project

**BREEZE**  
16226 24th Avenue, Surrey, BC  
for ADERA Developments

Sheet Title

**Landscape - Site Plan**

Scale:  
1:1000

Date: 04 July 2011

Project No.  
2010-37



NORTH

---

TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 7, 2011** PROJECT FILE: **7810-0320-00**

---

RE: **Engineering Requirements  
Location: 16226 24 Ave.**

#### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

#### REZONE/SUBDIVISION

##### *Property and Right-of-Way Requirements*

- Dedicate 8.442 metres on 24 Avenue;
- Dedicate 15.00 metres for 162 Street;
- Dedicate 20.00 metres for 23 Avenue;
- Dedicate 14.50 metres for 23A Avenue;
- Dedicate 11.50 metres for 22 Avenue;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 162 Street with 23 Avenue, 23A Avenue, 22 Avenue, and 24 Avenue;
- Provide 2.700 metre wide statutory right-of-way along 24 Avenue; and
- Provide 0.500 metre wide statutory right-of-way on both sides of 23A Avenue.

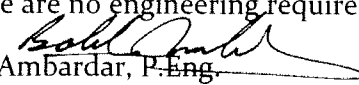
##### *Works and Services*

- Construct 4.00 metre multi-use pathway and lighting on 24 Avenue;
- Construct 162 Street to a modified Neo-Traditional Through Local Half Road standard;
- Construct 23 Avenue and 22 Avenue to a Neo-Traditional Through Local Road standard;
- Construct 23A Avenue to a Flex Road standard;
- Construct sanitary sewer, storm sewer, and water mains to service the development;
- Provide cash-in-lieu for future curb extension and for future path connection points;
- Provide required legal documents; and
- Provide drainage corridors and drainage features as required by the NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

  
Bob Ambardar, P.Eng.  
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, May 10, 2011  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 10 0320 00

**SUMMARY**

The proposed 227 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	36
Secondary Students:	18

September 2010 Enrolment/School Capacity

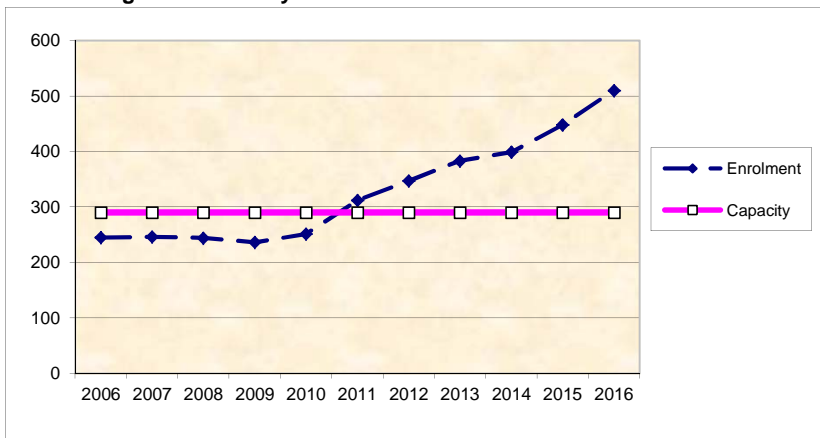
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	29 K + 222
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

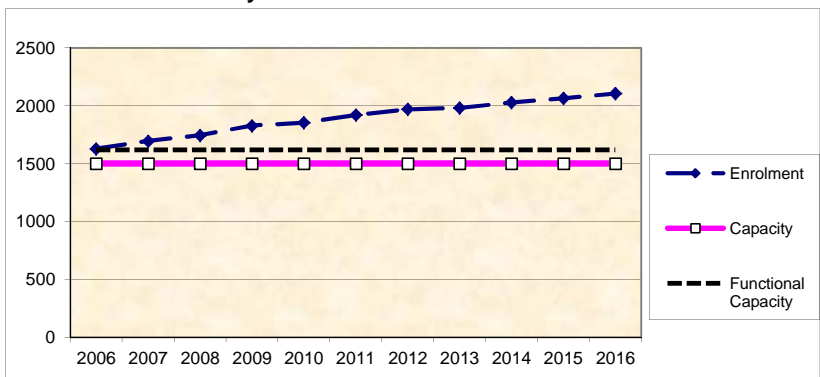
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new elementary school is also planned on 28th Avenue near 160th Street to help address the projected overcrowding in Northwest Grandview Area and to replace Sunnyside Elementary. The capital plan also proposes the purchase of a new elementary school - Site #206 - in NCP #2 Area which is identified as a high priority (#6) in the capital plan and also proposes a new secondary school site in the Grandview Heights area identified as a high priority (#7) in the Five Year Capital Plan, to relieve projected capacity shortfall for both elementary and secondary students in the long term.

**Pacific Heights Elementary**



**Earl Marriott Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## TREE PRESERVATION SUMMARY

Surrey Project No: 79  
 Project Location: 16226 24<sup>th</sup> Avenue Surrey BC  
 Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

### 1. General Tree Assessment of the Subject Site

The trees consist of 47 bylaw trees in the inventory plus 93 bylaw sized alder or cottonwood trees assessed in general terms (i.e. not included in the inventory). The 140 bylaw trees consist of 5 landscape trees in the yard area around the existing home and 135 trees growing in a closed canopy pioneer deciduous forest stand in the south end of the site. Two of five landscape trees are viable, although 1177 has a limited remaining safe and useful life due to the weak form of the multiple stem unions. The other trees are diseased and are not healthy enough to consider for retention. The majority of the forest stand trees are red alder, and they are spaced in high density (including undersized trees) forming a closed canopy stand. The trees are all spindly in form and weak in structure as a result. There are some cedars in the southwest corner of the forest stand, but those are also weakly formed.

### 2. Summary of Proposed Tree Removal and Replacement

\_\_\_\_\_ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>140</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>140</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>0</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>187</u>
Number of Replacement Trees Proposed	(F)	<u>n/a</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>n/a</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>n/a</u>
Number of Lots Proposed in the Project	(I)	<u>n/a</u>
Average Number of Trees per Lot (H/I)		<u>n/a</u>

### 3. Tree Survey and Preservation/Replacement Plan

\_\_\_\_\_ Tree Survey and Preservation/Replacement Plan is attached

\_\_\_\_\_ This plan will be available before final adoption.

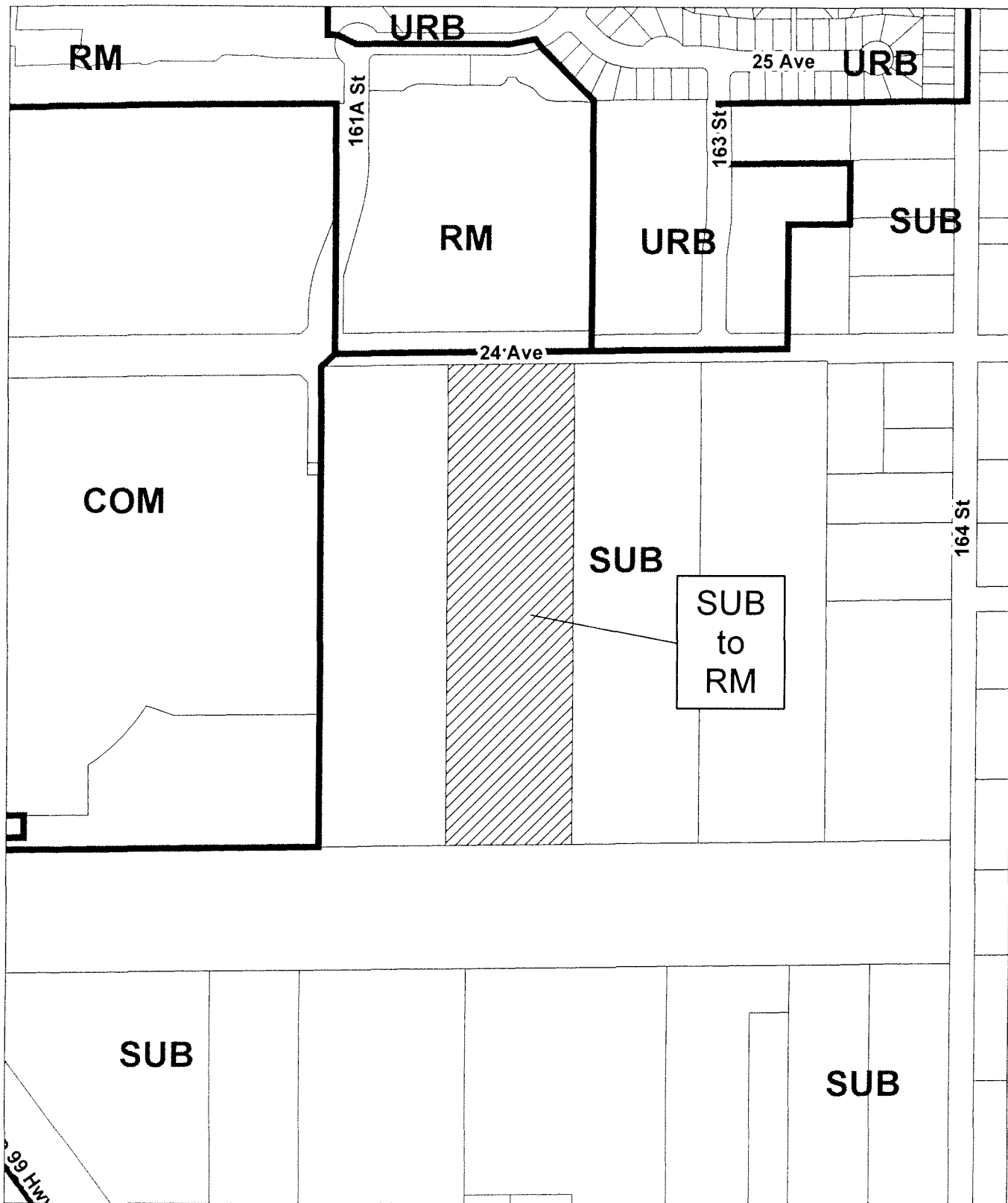
Summary and plan prepared and submitted by:



(Arborist)

Date:

Nov 17 10



## OCP Amendment

Proposed amendment from Suburban to Multiple Residential





CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-648-540  
Lot 4 Section 13 Township 1 New Westminster District Plan 5524

16226 - 24 Avenue

- 1. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

The *Lands* are divided into Blocks A, B and C as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G. A. Rowbotham, B.C.L.S. on the 7<sup>th</sup> day of June, 2011.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Ground oriented multiple unit residential buildings.*
- 2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and

- (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

- 1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. (a) Block A
  - i. The *floor area ratio* shall not exceed 0.87; and
  - ii. The *unit density* shall not exceed 74 *dwelling units* per hectare [30 u.p.a.].
- (b) Block B
  - i. The *floor area ratio* shall not exceed 0.95; and
  - ii. The *unit density* shall not exceed 79 *dwelling units* per hectare [32 u.p.a.].
- (c) Block C
  - i. The *floor area ratio* shall not exceed 0.92; and
  - ii. The *unit density* shall not exceed 76 *dwelling units* per hectare [31 u.p.a.].
- 3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 43%.

## F. Yards and Setbacks

*Principal buildings and accessory buildings and structures shall be sited in accordance with the following minimum setbacks"*

	West	East	North	South
<b>Block A</b>	3.0 m [10 ft]	3.0 m [10 ft]	7.5 m [25 ft]	3.5 m [11.5 ft]
<b>Block B</b>	3.0 m [10 ft]	3.0 m [10 ft]	3.5 m [11.5 ft]	4.5 m [15 ft]
<b>Block C</b>	3.0 m [10 ft]	3.0 m [10 ft]	4.5 m [15 ft]	4.5 m [15 ft]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The building height shall not exceed 12 metres [39 feet].
2. Accessory buildings and structures:
  - (a) Indoor amenity space buildings: The building height shall not exceed 11 metres [36 ft.]; and
  - (b) Other accessory buildings and structures: The building height shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

1. Resident and visitor parking spaces shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Eighty-five percent (85%) of all required resident parking spaces shall be provided as underground parking or as parking within building envelope.
3. Tandem parking is permitted, subject to the following:
  - (a) Dwelling units with parking spaces provided as tandem parking are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;

- (b) *Parking spaces* provided as *tandem parking* must be attached to each *dwelling unit*;
- (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
- (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## **J. Special Regulations**

1. *Amenity space* shall be provided on the *lands* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
6400 sq. m. [1.6 acre]	80 metres [262 ft.]	0 metres [262 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# Schedule "A"

SKETCH PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_ OF:  
 LOT 4 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524

SURREY FILE No.  
 7910-0320-00

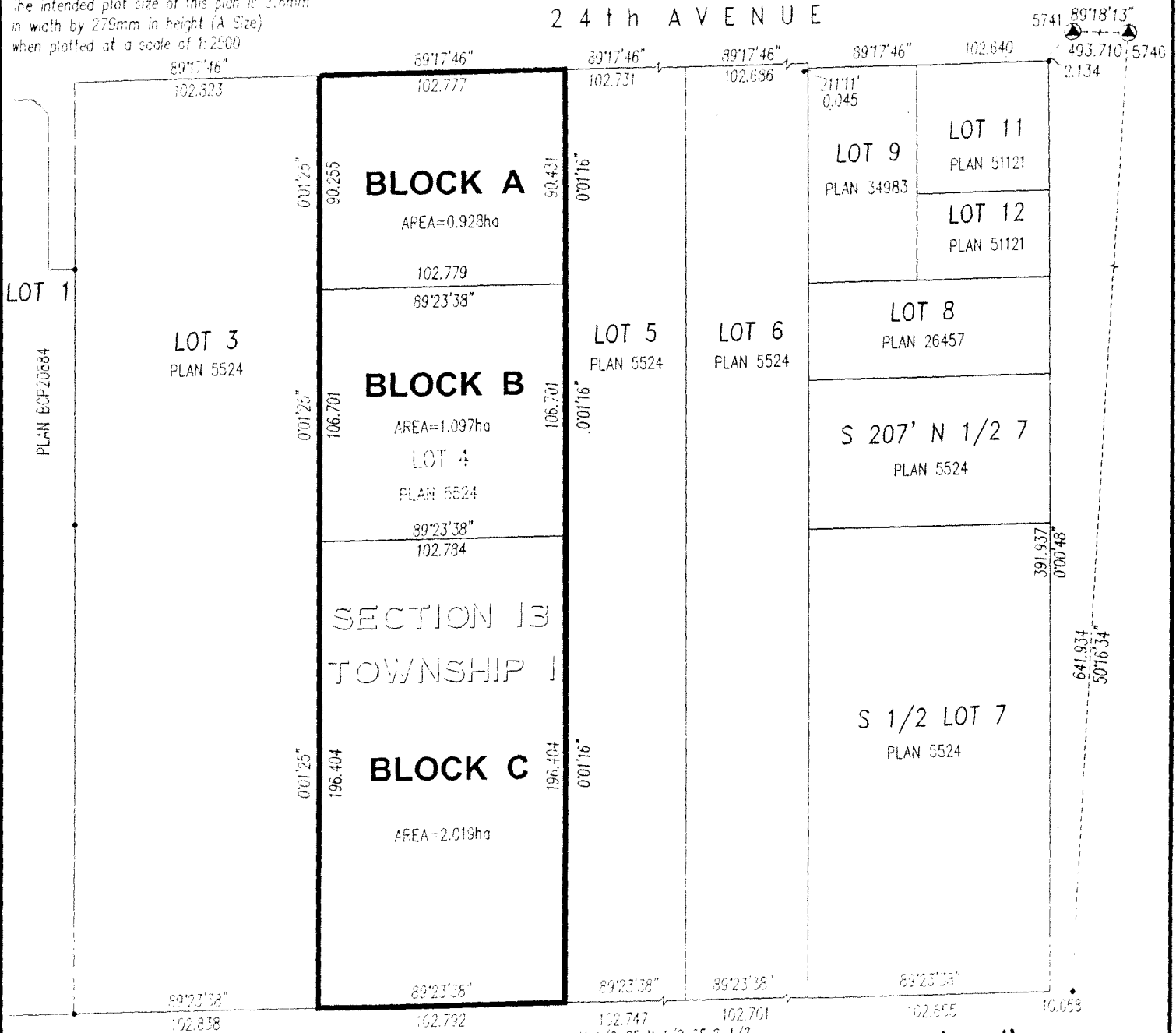


0 20 40 60 80

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 216mm in width by 279mm in height (A Size) when plotted at a scale of 1:2500

24th AVENUE



OLSEN & ASSOCIATES  
 BRITISH COLUMBIA  
 LAND SURVEYORS

264-15525 24th AVE.,  
 CURPEY, B.C.  
 V4A 2J4

Phone: 604-467-1077  
 Fax: 604-467-1081

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODESIC CONTROL MONUMENTS 5740 AND 5741.

THE PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES EXCEPT WHERE OTHERWISE NOTED TO COMPUTE GRID DISTANCES. MULTIPLY GROUND LEVEL DISTANCES BY THE CORRECTION FACTOR 0.999947.

N 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 SEC 13

CERTIFIED CORRECT

BOLS

Dated this 7<sup>th</sup> day of JUNE 2011

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

*GAR Rowtotham*